

AIRSPACE BID PACKAGE

AIRSPACE BID PACKAGE

**STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION**

NOTICE OF INVITATION TO BID FOR LEASING OF STATE-OWNED FREEWAY LEASE AREAS

ORAL BIDS WILL BE ACCEPTED BY THE STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION, DISTRICT 4, IN THE AUDITORIUM, AT 111 GRAND AVENUE, OAKLAND, CALIFORNIA, ON WEDNESDAY, AUGUST 11, 2004 AT 1:00 P.M. SHARP FOR THE PURPOSE OF LEASING PROPERTY SHOWN ON THE ATTACHED MAPS. BIDDER REGISTRATION BEGINS AT 12:15 P.M.

ORAL AUCTION

THOSE WISHING TO PARTICIPATE IN THE AUCTION MUST ARRIVE PRIOR TO BIDDING TO REGISTER. LATECOMERS WILL NOT BE ALLOWED TO BID. ALL PARTICIPANTS MUST BRING CASHIER'S CHECKS IN THE AMOUNT OF THE INDICATED BID DEPOSIT AND A COMPLETED "BIDDER INFORMATION SHEET" (PAGE 6) TO THE AUCTION. CASHIER'S CHECKS WILL BE INSPECTED PRIOR TO BIDDING. BIDDER INFORMATION SHEETS WILL BE COLLECTED PRIOR TO BIDDING. 'THE AIRSPACE PUBLIC PARKING LEASE APPLICATION' WILL BE COLLECTED AFTER THE AUCTION FROM SUCCESSFUL BIDDERS.

FOR FURTHER INFORMATION

For additional information concerning the auction, please contact:

SF-80, MRN: LESLIE WONG (510) 286-5423
 SFX-101, SF-280: STEVE CURUTCHAGUE (510) 286-5415
 ALA: NANCY BOCANEGRA (510) 286-5420
 SM, SCL: JIM BOZIONELOS (510) 286-6236

(or check our website)
www.dot.ca.gov/dist4/airspace

AUGUST 11, 2004 AUCTION

PARCEL NUMBER	DATE AVAILABLE	SQUARE FEET	MINIMUM MONTHLY BID	BID DEPOSIT	SPECIAL REQUIREMENTS
ALA-112-03	October 1, 2004	10,188	\$ 500	\$ 1,500	2-year standard lease
ALA-580-08	October 1, 2004	45,140	\$ 5,500	\$ 6,500	2-year standard lease
ALA-580-09	October 1, 2004	79,000	\$ 4,500	\$ 5,500	2-year standard lease
ALA-580-33	October 1, 2004	8,738	\$ 500	\$ 1,500	2-year standard lease
ALA-880-35	October 1, 2004	69,744	\$ 8,440	\$ 9,440	10-year Developmental Lease with two 5 year options (See specifications)
ALA-880-36	October 1, 2004	71,000	\$ 8,600	\$ 9,600	10-year Developmental Lease with two 5 year options (See specifications)
ALA-880-43	October 1, 2004	13,400	\$ 2,000	\$ 3,000	2-year standard lease
ALA-880-44	October 1, 2004	24,000	\$ 1,000	\$ 2,000	2-year standard lease
ALA-980-07	October 1, 2004	46,000	\$ 500	\$ 1,500	2-year standard lease
MRN-101-02	October 1, 2004	2,100	\$ 280	\$ 840	3-year standard lease
MRN-101-28	October 1, 2004	8,699	\$ 1,500	\$ 2,500	2-year standard lease

PARCEL NUMBER	DATE AVAILABLE	SQUARE FEET	MINIMUM MONTHLY BID	BID DEPOSIT	SPECIAL REQUIREMENTS
SFX-080-02	October 1, 2004	73,709	\$14,750	\$10,000	2-year public parking lease
SFX-080-04	October 1, 2004	41,000	\$ 8,200	\$10,000	2-year public parking lease
SFX-080-06	October 1, 2004	17,800	\$ 3,560	\$ 5,000	2-year public parking lease
SFX-080-09	October 1, 2004	6,304	\$ 950	\$ 2,000	2-year public parking lease
SFX-080-19	October 1, 2004	26,750	\$ 5,350	\$ 5,000	2-year public parking lease
SFX-080-30	October 1, 2004	14,922	\$ 2,750	\$ 5,000	2-year public parking lease
SFX-101-35	October 1, 2004	4,400	\$ 500	\$ 2,000	2-year public parking lease
SFX-101-40	October 1, 2004	39,000	\$ 9,000	\$ 9,000	2-year public parking lease
SFX-101-42	October 1, 2004	15,252	\$ 3,100	\$ 4,000	2-year public parking lease *
SFX-280-10	October 1, 2004	16,600	\$ 500	\$ 2,000	2-year public parking lease
SFX-280-13 & 25	October 1, 2004	32,430	\$ 1,600	\$ 3,000	2-year public parking lease
SFX-280-19	October 1, 2004	49,000	\$ 1,000	\$ 2,000	2-year public parking lease
SFX-280-24	October 1, 2004	5,120	\$ 500	\$ 2,000	2-year public parking lease
SM-092-12	October 1, 2004	60,294	\$ 1,600	\$ 2,600	2-year standard lease
SM-101-1	October 1, 2004	45,000	\$ 1,000	\$ 2,000	2-year standard lease
SM-380-5	October 1, 2004	75,934	\$ 3,000	\$ 4,000	2-year standard lease
SCL-280-6	October 1, 2004	56,930	\$ 1,000	\$ 2,000	2-year standard lease
SCL-280-8	October 1, 2004	70,180	\$ 1,500	\$ 2,500	2-year standard lease

***Special Remarks for FLA lot SFX-101-42**

The fence along the western portion of the lot has been removed by the current tenant. The current tenant owns the property along the western side of the lot. The fence has been removed to enhance parking needs of the current tenant. All bidders must be aware of this. The fence will be restored if the adjoining property owner does not become the successful bidder of this parcel. The property for lease is only 15,252 square feet.

ALL PARCELS/BIDS ARE SUBJECT TO THE FOLLOWING:

1. Each successful bidder agrees to enter into the standard lease of the State of California within thirty (30) days following the auction. If the successful bidder fails to perform as required, the State has the option of awarding the parcel to the second highest bidder. *Also, please see default notice in item 5 below.*
2. No bid shall be accepted which is less than the minimum monthly bid as shown above on this notice.
3. The State reserves the right to accept only those bids that are deemed in the best interest of the State. Acceptance of bids is subject to a bidder qualifications check, and Caltrans reserves the right to reject any and all bids at any time prior to the full execution of the lease.
4. **BID DEPOSIT:** Each winning bid must be accompanied by a bid deposit in the form of a certified or cashier's check payable to the State of California IN AN AMOUNT EQUAL TO THE MINIMUM BID. The bid deposit of the successful bidder will remain on deposit pending full execution of the lease, and may be applied towards the Security Deposit.
5. **SECURITY DEPOSIT:** The State will hold from *Lessee* an amount equal to \$500 plus one month's rent as security deposit. Please note that the State does not characterize any portion of this deposit as "last month's rent". In the event of *DEFAULT* on parcels, liquidated damages will be equal to 25% of the minimum bid and shall be kept as the default fee.
6. **DEPOSITS AND FIRST MONTH'S RENT:** The successful *bidding* shall present a certified or cashier's check in the amount equal to the difference between the bid deposit and the security deposit not later than (15) fifteen days prior to the commencement date of the lease. In addition, *Lessee* will present a certified or cashier's check for the first months rent not later than (5) five days prior to commencement date of the lease. The check(s) shall be delivered to the Airspace Development Branch of Caltrans, 111 Grand Avenue, Oakland, California, 13th Floor.
7. **OTHER REQUIREMENTS OF LEASE:** All potential lessees should review the State's lease for acceptance prior to bidding. Please note that state parking leases in San Francisco are subject to the City's BUSINESS PARKING TAX as well as *county possessory interest tax*.
8. All leases with the State of California, Department of Transportation, require evidence of satisfactory liability and/or fire insurance. Evidence of insurance must be provided by timely submittal of the Department's Certificate of Insurance form. Non-compliance with this requirement will result in lease termination.
9. Special Clauses notwithstanding, either party shall have the right to cancel the lease upon (30) thirty days written notice, except that in the event of a national or other emergency, in which case the State shall have the right of immediate possession in order to protect highway structures.
10. Re-bidding on "turned-in" lots: A *Lessee* that submits a 30-day notice and gives up a property *shall not* be permitted to bid on that same property the next time it is put up for auction.
11. Planning department approval: *Bidders* must secure local pre-approval for use from the city/county planning department. An application is attached. [This requirement does not apply to currently occupied parcels]

Additional Information

ALL PARCELS/BIDS ARE SUBJECT TO THE FOLLOWING:

- 1) The airspace property is being leased in an "as is" condition unless otherwise noted above in the SPECIAL REQUIREMENT(S) section.
- 2) All bidders understand that all local, state and federal taxes as well as all local parking taxes and possessory interest taxes are the sole responsibility of the lessee.
- 3) Successful bidders are to utilize only the designated area as specified on the attached parcel map and further referenced in their lease.
- 4) All bidders must present, prior to the auction, a bid deposit in the form of a cashier's check in the amount indicated for each parcel. Only cashier's checks will be accepted. Cash or personal checks will not be accepted. Failure to present the required bid deposit in the form of a cashier's check at the start of the auction will result in Caltrans refusing to accept your bid.
- 5) Regarding current or former tenants: *all* must be current in rental or lease payments and in good standing under any lease or rental agreement with Caltrans. Caltrans will refuse to accept any bid from a current or former tenant who is *delinquent* in rental or *lease payments* or in *breach* of any other provision of a Caltrans lease or rental agreement.
- 6) Caltrans reserves the right to refuse any or all bids.
- 7) Failure of the successful bidder to execute the appropriate Caltrans lease for any reason will be considered a *default* by Caltrans and will result in the forfeiture of the entire bid deposit which will be kept by Caltrans as liquidated damages.
- 8) The successful bidder agrees to pay the first month's rent and a security deposit 5 days prior to lease commencement. Failure to pay by the date indicated will result in forfeiture of the bid deposit which will be kept by Caltrans as liquidated damages. The lease security deposit varies by county: for San Francisco County the amount is equal to one month's rent plus \$500.00; for all other counties it is equal to one month's rent plus \$1,000.00. San Francisco tenants are not required by law to comply with City Ordinance Article 49 sec. 4901-4914 of the Police Code regarding "revenue control equipment."

General Disclaimer:

All properties within the City & County of San Francisco, are being leased as parking lots for operable wheeled vehicles. Any other uses other than a parking lot, must have Caltrans approval before the date of the auction.

IF YOU INTEND TO OPERATE A PUBLIC PARKING LOT WITHIN THE CITY AND COUNTY OF SAN FRANCISCO, YOU WILL BE SUBJECT TO THE FOLLOWING:

- 1) The successful bidder must provide a completed and signed Airspace Public Parking Lease Application (blank attached) immediately following the auction. Should Caltrans determine that any of the statements, representations or certifications contained on said Airspace Public Parking Lease Application are incorrect, false or misleading, the high bidder will be given (10) ten working days to rectify any deficiencies. If the successful bidder fails to rectify any deficiencies, the high bidder's bid may be rejected and will result in forfeiture of the entire amount of the high bidder's bid deposit, which will be retained by Caltrans as liquidated damages.
- 2) All bidders agree to all terms and conditions in the Standard revised Public Parking Lease. Please be advised that this lease was recently *modified*. No further modifications will be made to the revised Standard Public Parking Lease. The terms of this lease are posted on the Caltrans website at www.dot.ca.gov/dist4/airspace.
- 3) The successful bidder must keep the following insurance policies in force during the term of the lease:

All lots:

- Comprehensive General Liability Insurance (\$5,000,000 Minimum)
- Business and Auto Liability Insurance (\$1,000,000 Minimum)

Additional requirements for attended lots:

- Garage Keeper's Legal Liability Insurance (\$1,000,000 Minimum)
- Workers' Compensation Insurance (\$1,000,000 Minimum)

- 4) Caltrans reserves the right to offer this parcel to another bidder if the previous successful bidder fails to execute the revised Standard Public Parking Lease or is disqualified for failure to comply with provisions of this bid notice or the Public Parking Lease Application.

IF YOU INTEND TO USE THE PARCEL FOR PRIVATE PARKING OR ANY OTHER USE OTHER THAN PUBLIC PARKING WITHIN THE CITY AND COUNTY OF SAN FRANCISCO OR FOR ALL USES IN ALL COUNTIES OUTSIDE SAN FRANCISCO, YOU WILL BE SUBJECT TO THE FOLLOWING:

- 1) The successful bidder must provide a completed and signed Non-Residential Lease Application (blank attached) immediately following the auction. Should Caltrans determine that any of the statements, representations or certifications contained on said Non-Residential Lease Application are incorrect, false or misleading, the successful bidder will be given (10) ten working days to rectify any deficiencies. If the successful bidder fails to rectify any deficiencies, the successful bidder's bid may be rejected and will result in forfeiture of the entire amount of the successful bidder's bid deposit, which will be retained as liquidated damages.

- 2) Bidders agree to all terms and conditions of Caltrans' standard lease. The terms of this lease are posted on the Caltrans website at www.dot.ca.gov/dist4/airspace.
- 3) Caltrans reserves the right to offer this parcel to another bidder if the previous successful bidder fails to execute Caltrans' standard lease or is disqualified for failure to comply with provisions of this bid notice.
- 4) The successful bidder on parcels marked "STANDARD LEASE" must keep a Comprehensive General Liability Insurance policy (\$5,000,000 Minimum) in force during the term of the lease.

SPECIAL REQUIREMENTS

Specifications:

FLA 04-ALA-880-35 requires development as a parking lot. The development costs of the 69,744 s.f. lot between Castro Street and Brush Street and 5th Street and 6th Street in the City of Oakland will be amortized over a lease term of 10 years with two 5-year options, with rent to commence 180 days after lease execution or when a Notice of Completion is filed, whichever is earlier. The 180 days is to accommodate development and permit processing time.

The development costs may include but are not limited to:

- Engineering/Administrative Costs (Permits, etc.)
- ADA Compliance
- Environmental Document
- Construction Signs
- Traffic Operations Analysis (if applicable)
- Traffic Control
- Lead Compliance Plan
- Pavement: Class 3 Aggregate Base, Asphalt Concrete (Type A), Liquid Asphalt SC-70 (Prime Coat), and Minor Concrete (curb, sidewalk, and curb ramp.)
Temporary Concrete Washout
- Parking Stall: 2-coat paint pavement marking, precast concrete parking bumper, disabled parking placards as required
- Storm Water Pollution Prevention Erosion Control
- Drainage: Type A asphalt concrete dike, pipe culvert or concrete ditch as required
- Storm Water Monitoring Plan
- Fencing: chain link, post, gate
- Locks
- Lighting: light standards and electrical service connections as required
- Signage
- Performance Bond of State History Encroachment Permittee (\$750,000) with State of California as Obligee

Preliminary and final plans will be subject to Departmental review. Construction will require an Encroachment Permit. If final plans are not approved and permits not acquired within 180 days of lease execution a default will be issued. The Department will retain the bid deposit as liquidated damages and will take possession of the property.

The Department reserves the right to offer this parcel to another bidder if the previously successful bidder fails to execute the Standard Lease Application or is disqualified for failure to comply with provisions of this bid notice.

SPECIAL REQUIREMENTS

Specifications:

FLA 04-ALA-880-36 requires development as a parking lot. The development costs of the 71,000 s.f. lot between Martin Luther King Jr. and Castro Street and 5th Street and 6th Street in the City of Oakland will be amortized over a lease term of 10 years with two 5-year options, with rent to commence 180 days after lease execution or when a Notice of Completion is filed, whichever is earlier. The 180 days is to accommodate development and permit processing time.

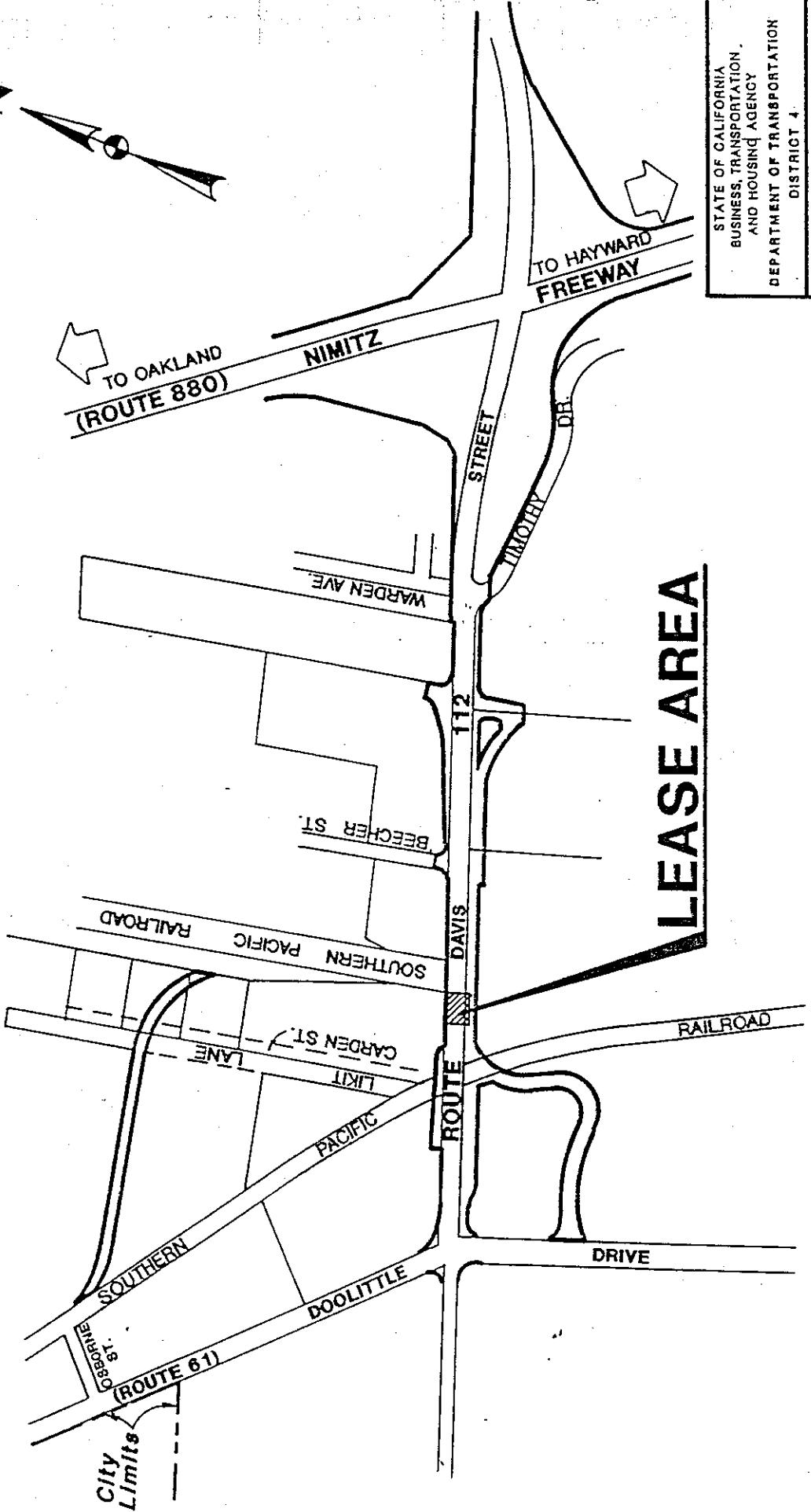
The development costs may include but are not limited to:

- Engineering/Administrative Costs (Permits, etc.)
- ADA Compliance
- Environmental Document
- Construction Signs
- Traffic Operations Analysis (if applicable)
- Traffic Control
- Lead Compliance Plan
- Pavement: Class 3 Aggregate Base, Asphalt Concrete (Type A), Liquid Asphalt SC-70 (Prime Coat), and Minor Concrete (curb, sidewalk, and curb ramp.)
Temporary Concrete Washout
- Parking Stall: 2-coat paint pavement marking, precast concrete parking bumper, disabled parking placards as required
- Storm Water Pollution Prevention Erosion Control
- Drainage: Type A asphalt concrete dike, pipe culvert or concrete ditch as required
- Storm Water Monitoring Plan
- Fencing: chain link, post, gate
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- Lighting: light standards and electrical service connections as required
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Preliminary and final plans will be subject to Departmental review. Construction will require an Encroachment Permit. If final plans are not approved and permits not acquired within 180 days of lease execution a default will be issued. The Department will retain the bid deposit as liquidated damages and will take possession of the property.

The Department reserves the right to offer this parcel to another bidder if the previously successful bidder fails to execute the Standard Lease Application or is disqualified for failure to comply with provisions of this bid notice.

CITY OF SAN LEANDRO



STATE OF CALIFORNIA
BUSINESS, TRANSPORTATION,
AND HOUSING AGENCY
DEPARTMENT OF TRANSPORTATION
DISTRICT 4

FLA
04-Ala-112-3

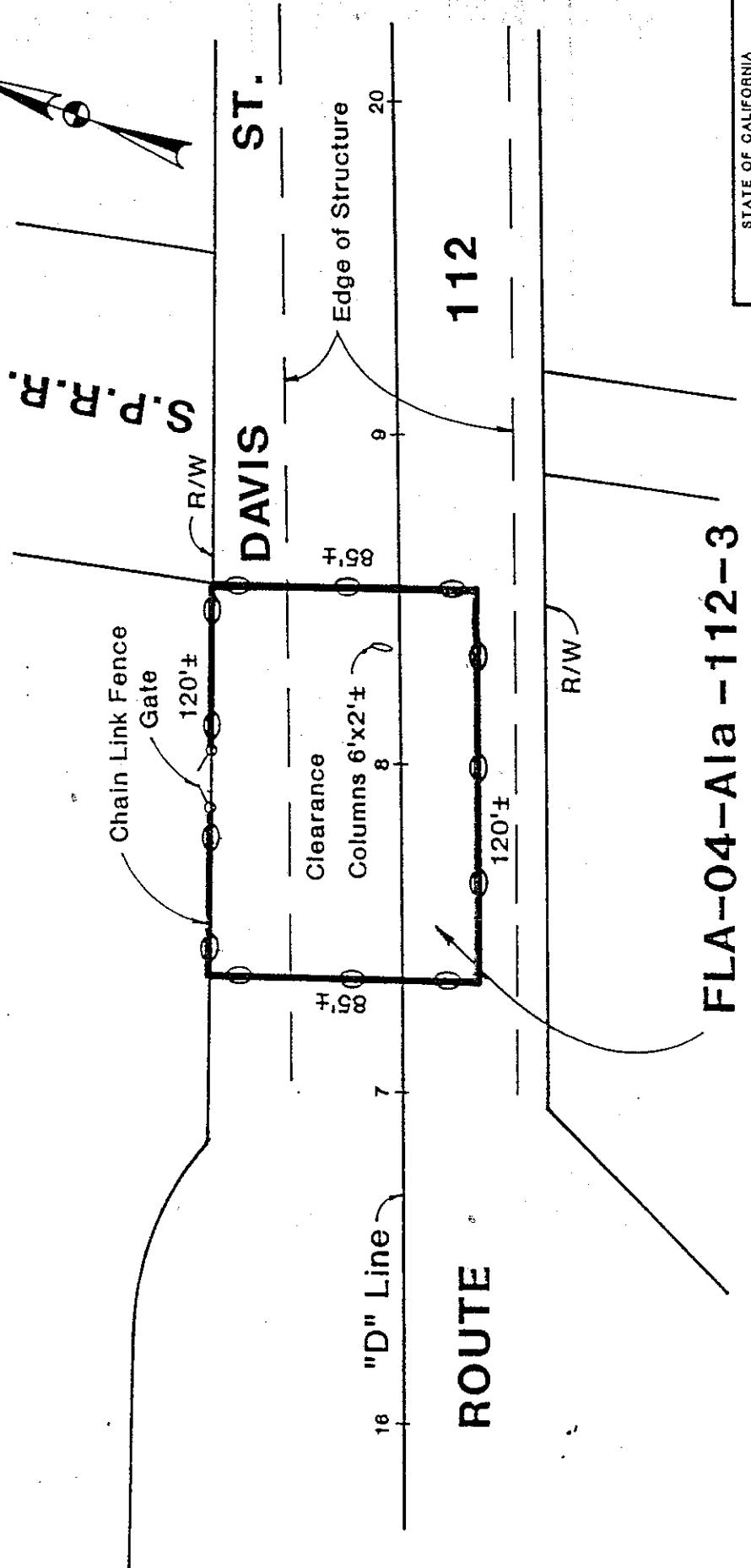
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CHECKED BY		SCALE	1:500
CO.	RTE	P.M.	DR. No.
Ala	112	0.1	1 OF 2

SCALE IN FEET

0 500 1000 1500

Dimensions and clearances shown
are approximate. Where greater
accuracy is required an engineering
field survey is suggested.

CITY OF SAN LEANDRO



FLA-04-A1a-112-3

STATE OF CALIFORNIA
BUSINESS, TRANSPORTATION
AND HOUSING AGENCY
DEPARTMENT OF TRANSPORTATION
DISTRICT 4

FLA
04-A1a-112-3

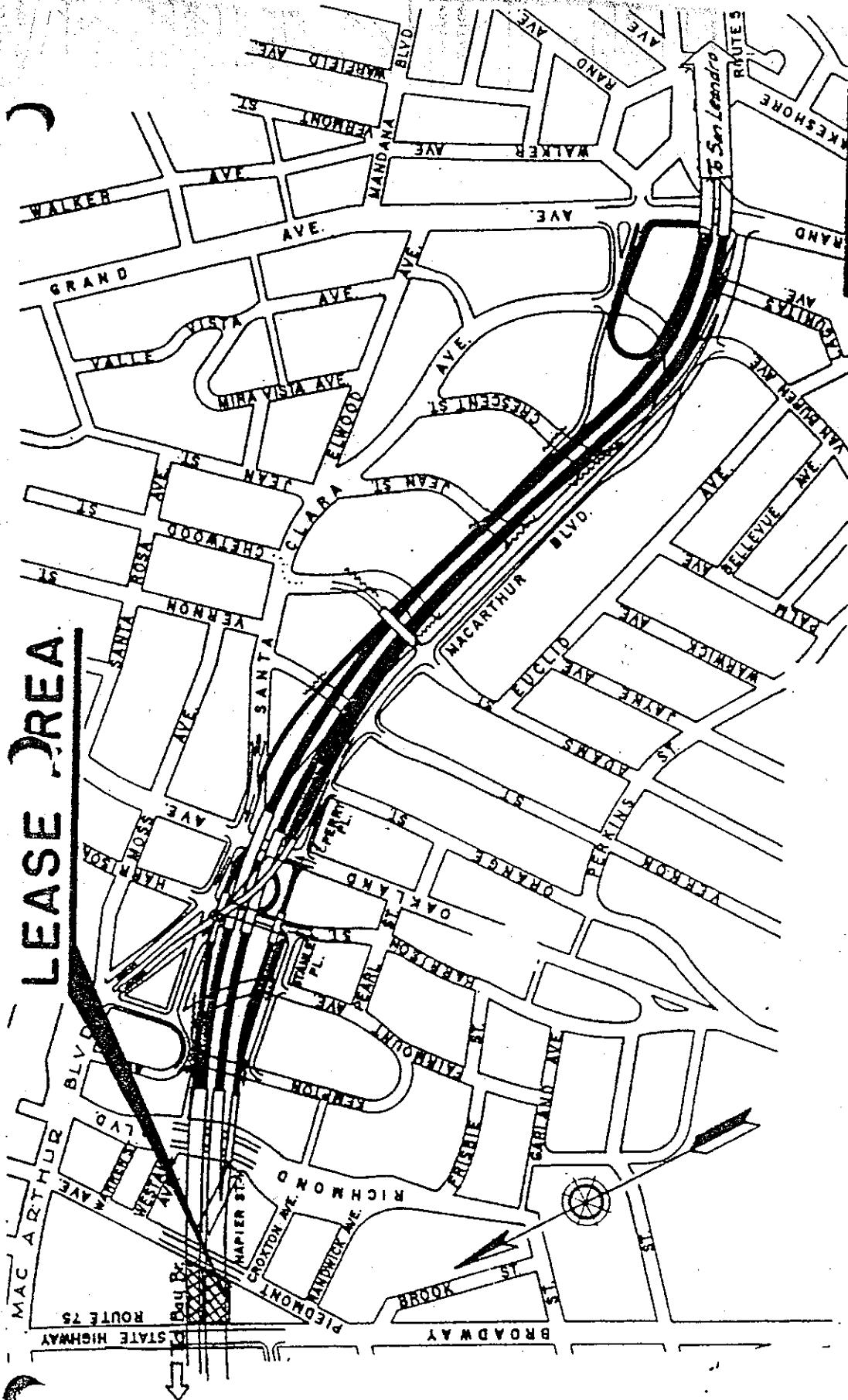
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		6-93	
C.O.	RTE	P.M.	DR. No.
Ala	112	0.1	2 OF 2

SCALE IN FEET
0 50 100 150

GROSS AREA 10200 Sq.Ft.±
AREA OF COLUMNS 12 Sq.Ft.±
NEA AREA 10188 Sq.Ft.±
AREA UNDER STRUCTURE .. 7200 Sq.Ft.±

188-112-04

LEASE AREA



STATE OF CALIFORNIA
BUSINESS AND TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION
DISTRICT 04

OAKLAND ALAMEDA

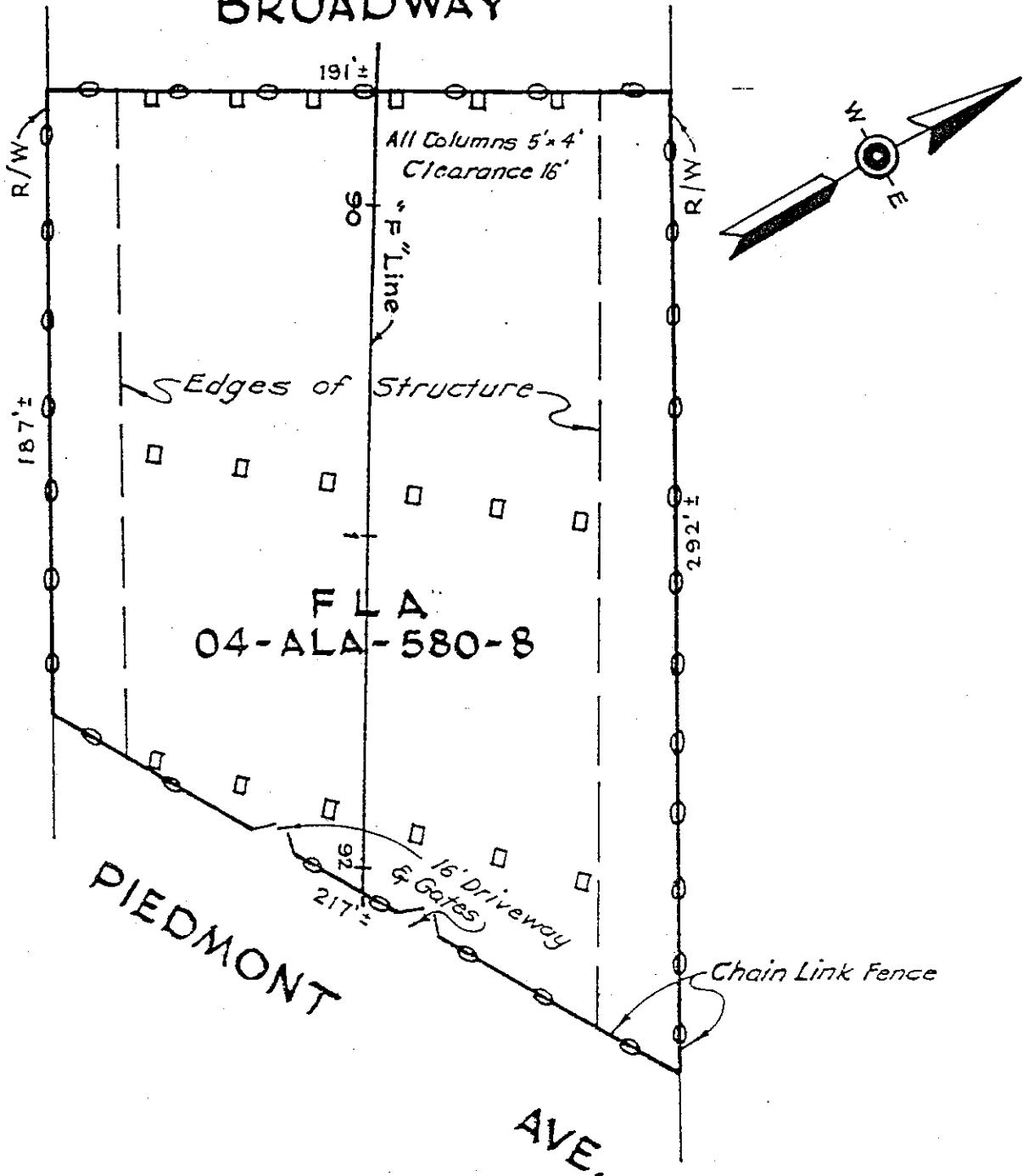
04-ALA-580-8

DRAWN BY V.G. DATE 9-73
CHECKED BY S.C. DRAWN BY
CO. RTE. P.M. DR. NO.
ALA 580 448

SCALE
0 400 800 1200

Dimensions and clearances shown
are approximate. Where greater
accuracy is required an engineering
field survey is suggested.

BROADWAY

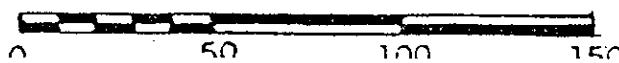


Gross Area = 45500 Sq.Ft.±
Area of Columns = 360 Sq.Ft.±
Net Area = 45140 Sq.Ft.±
Area Under Structure = 35400 Sq.Ft.±

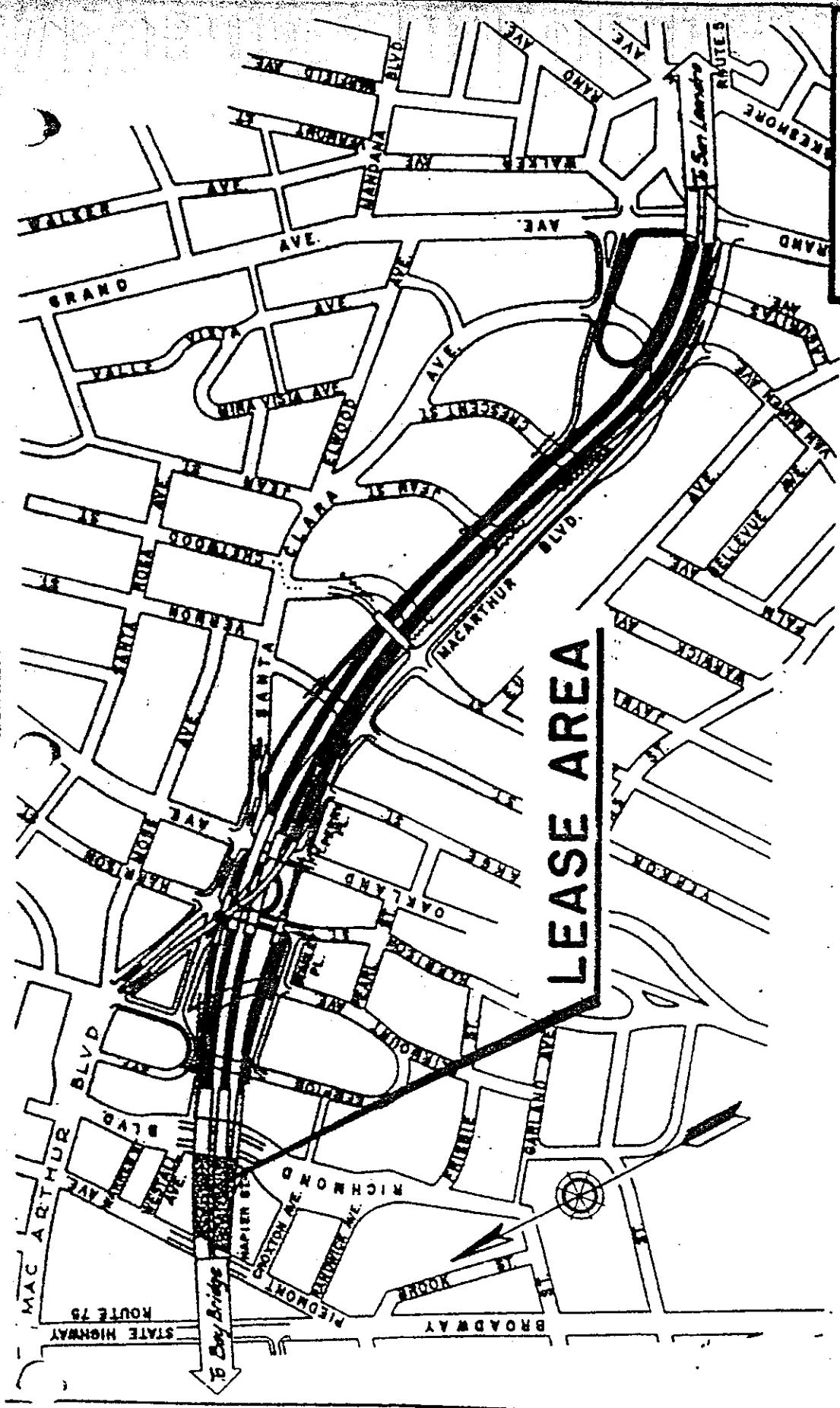
STATE OF CALIFORNIA
BUSINESS AND TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION
DISTRICT 04

FLA
04-ALA-580-8

SCALE IN FEET



SKETCHED BY V.G.	DATE 9-73
CHECKED BY	SCALE Shown
CO. RTE. P.M.	DR. NO.



STATE OF CALIFORNIA
BUSINESS AND TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION
DISTRICT 04

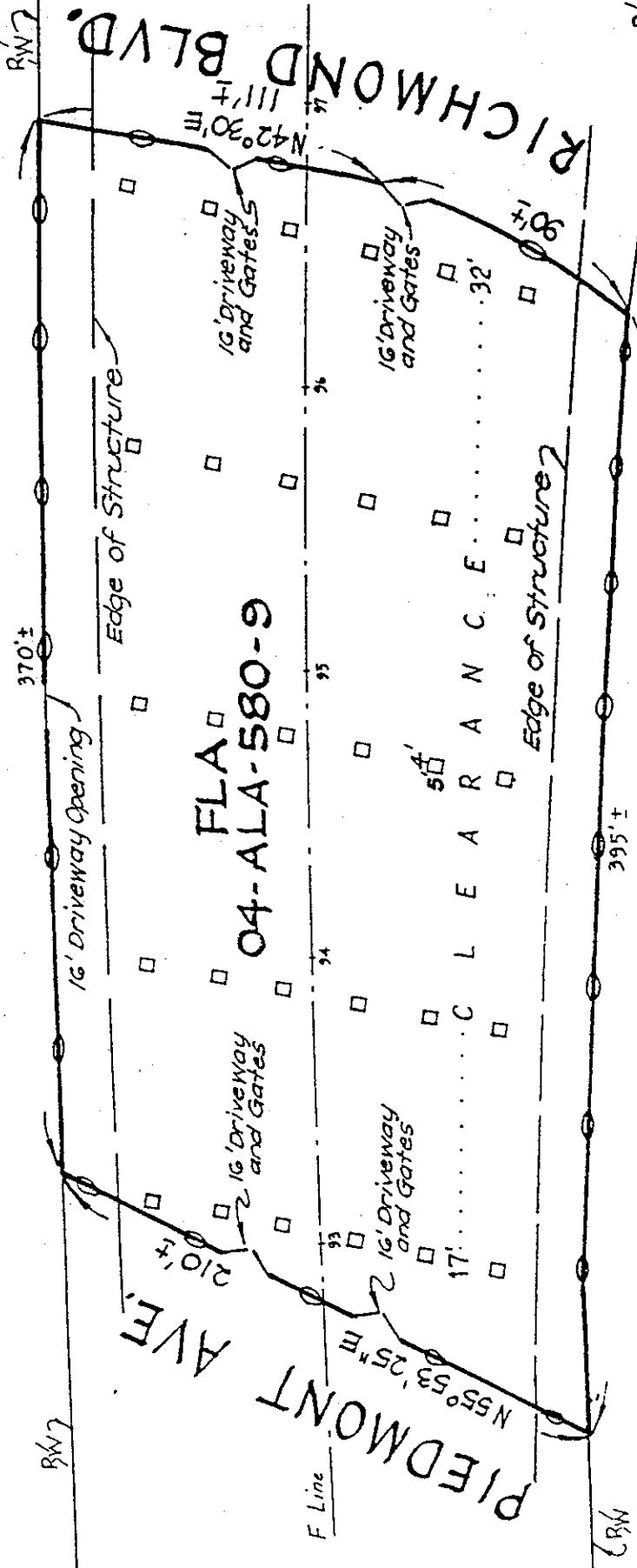
FLA
04-ALA-580-9

DRAWN BY	J.C.	DATE	3-73
CHECKED BY		SCALE	1:8000
CO.	RTE. P.M.	DR. NO.	
ALA	580	447	

SCALE
0 400 800 1200

O A K L A N D

DISTRICT 04



Gross Area
Area of Columns
Net Area
Area Under Structure

79,600±
60,0±
79,000±
64,000±

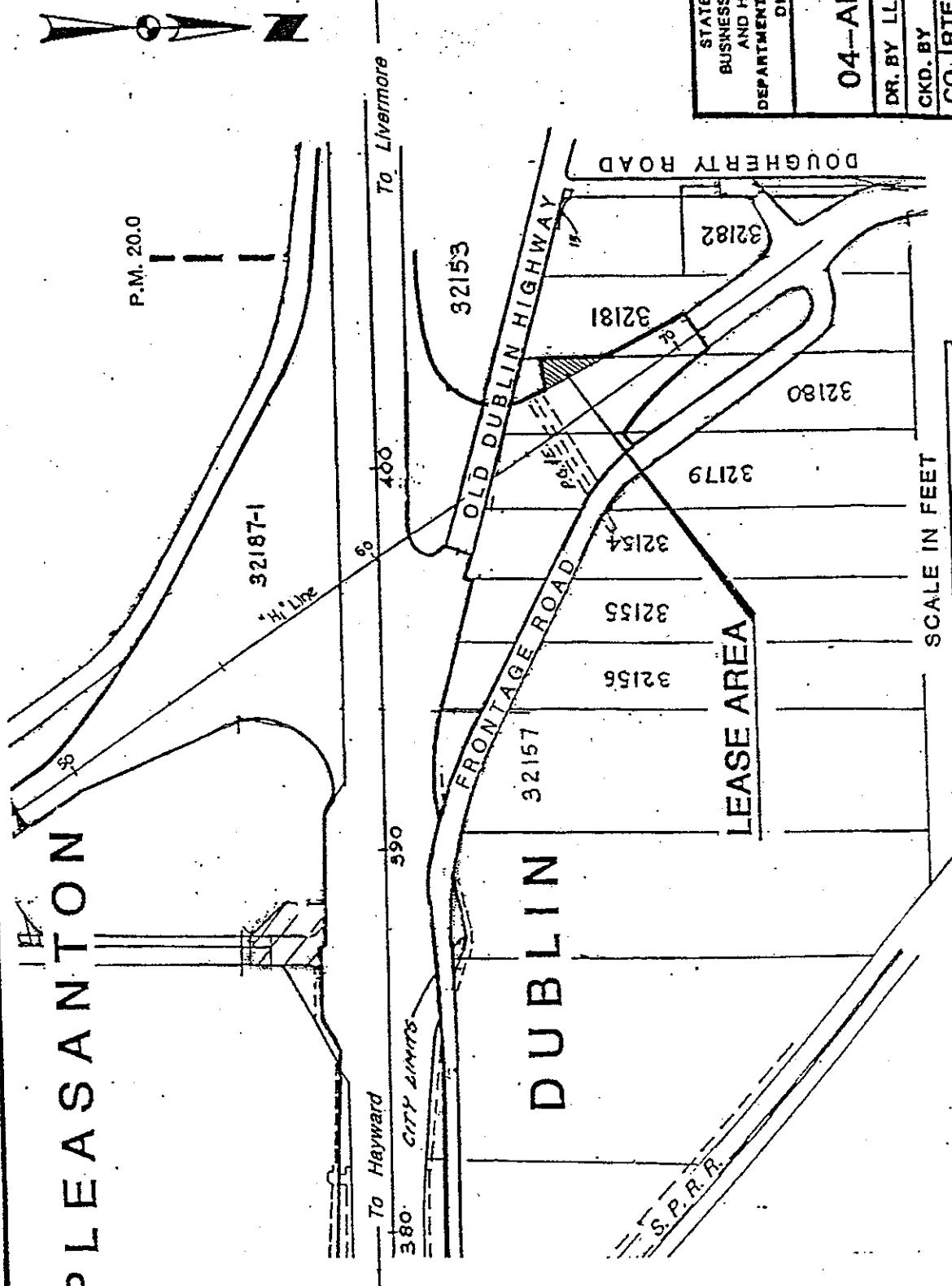
**STATE OF CALIFORNIA
BUSINESS AND TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION**

FLA
04-111-E80-9

DRAWN BY J.C. DATE 9-7-73
CHECKED BY SCALES CO.
CO. RITE P.M. DR. NO.
ALA 580 44.7

Dimensions and clearances shown are approximate. Where greater accuracy is required an engineering field survey is suggested.

PLEASANTON



STATE OF CALIFORNIA
BUSINESS, TRANSPORTATION
AND HOUSING AGENCY
DEPARTMENT OF TRANSPORTATION
DISTRICT 04

FLA
04-Ala-580-33

DR. BY	LL	DATE	SCALE 1:50000
CO.	RTE.	P. M.	DR. NO.
Ala	580	19.9	1 of 2

0 400 800 1200

ALAMEDA CO

OLD DUBLIN HIGHWAY

FLA 04-Ala-580-33

32181

R/W
N88°47'20" W
93.28'

S1°12'40" W
187.34'
S25°15'29" E
203.52'

"H" Line

32180-1

N1°12'40" E

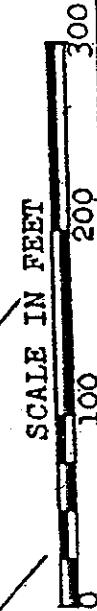
S25°15'29" E R/W
N32°48'00" W
10

STATE OF CALIFORNIA
BUSINESS TRANSPORTATION
AND HOUSING AGENCY
DEPARTMENT OF TRANSPORTATION
DISTRICT 04

FLA
04-Ala-580-33

DR. BY	HK	DATE	SCALE 1" = 100'
		8/02	
CKD. BY			
Ala	580	19.9	2 of 2

Dimensions and clearances shown
are approximate. Where greater
accuracy is required an engineering
field survey is suggested.



Gross Area..... 8,738 Sq.Ft.

FRONTAGE RD

65

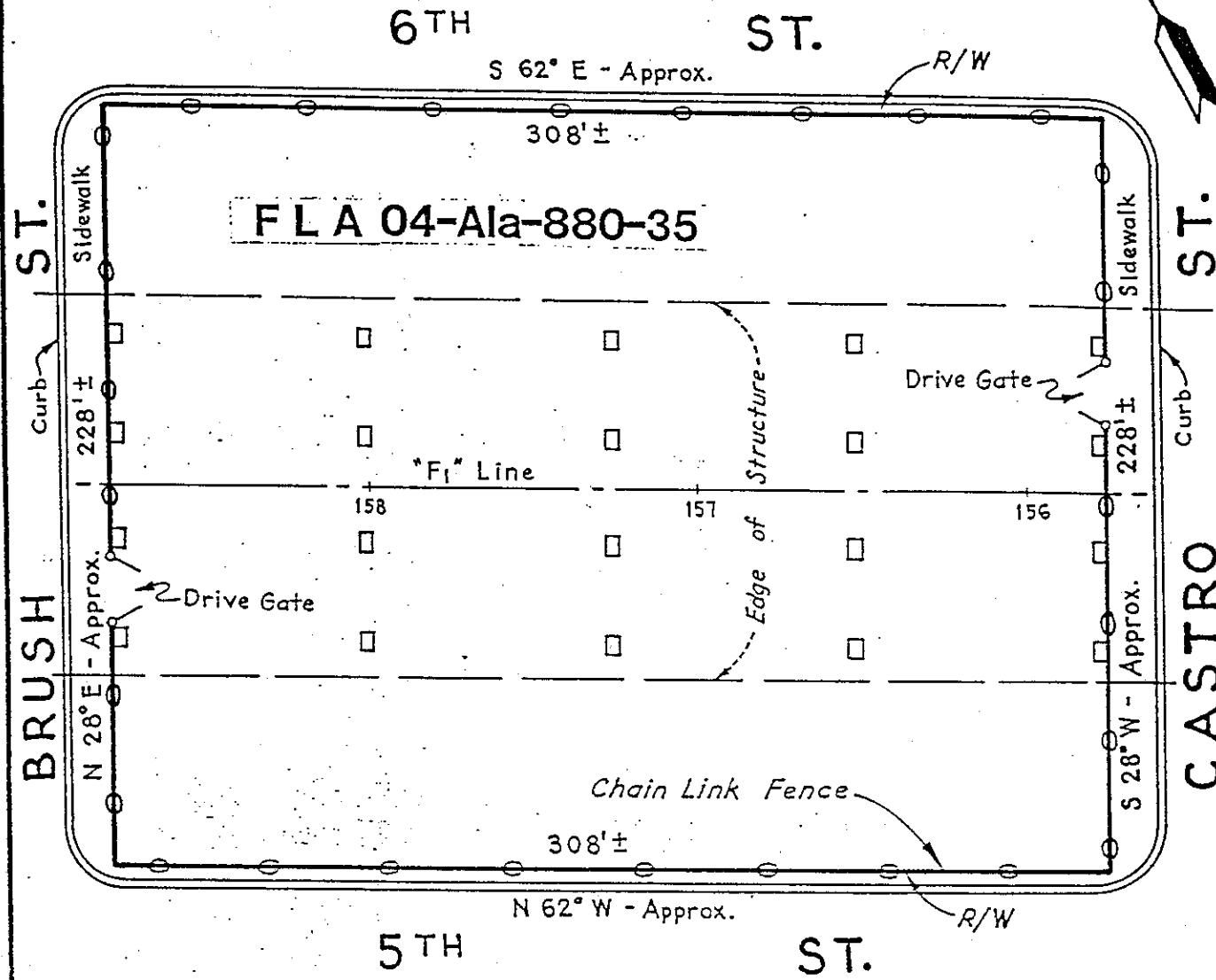
LEASE AREA

STATE OF CALIFORNIA
BUSINESS AND TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION
DISTRICT 04

FLA
04-Ala-880-35

DRAWN BY RT		DATE 8-73	
CHECKED BY		SCALE 1" = 1000'	
CO.	RTE.	P.M.	DR. NO.
ALA	850	32.0	

Dimensions and clearances shown
are approximate. Where greater
accuracy is required an engineering
field survey is suggested.



All Columns 4' x 6' and Clearance 15'

Gross Area	70,224 Sq. Ft. ±
Area of Columns	480 Sq. Ft. ±
Net Area	69,744 Sq. Ft. ±
Area Under Structure	34,000 Sq. Ft. ±

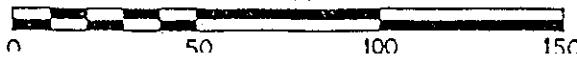
Rev. 8-73

STATE OF CALIFORNIA
BUSINESS AND TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION
DISTRICT 04

FLA
04-Ala-880-35

-7-7

SCALE IN FEET



DRAWN BY CL	DATE 2-58
CHECKED BY	SCALE AS SHOWN
CO. RTE. P.M.	DR. NO.

CITY OF OAKLAND

LEASE AREA



W

E



MILES

BRUSH
CASTRO
CROVE
JEFFERSON
WASHINGTN
BROADWAY
RAPID
WESTERN
HARRISON
ALICE
STACSON
MADISON
DAN
FALLS
FREEWAY

880

INNER

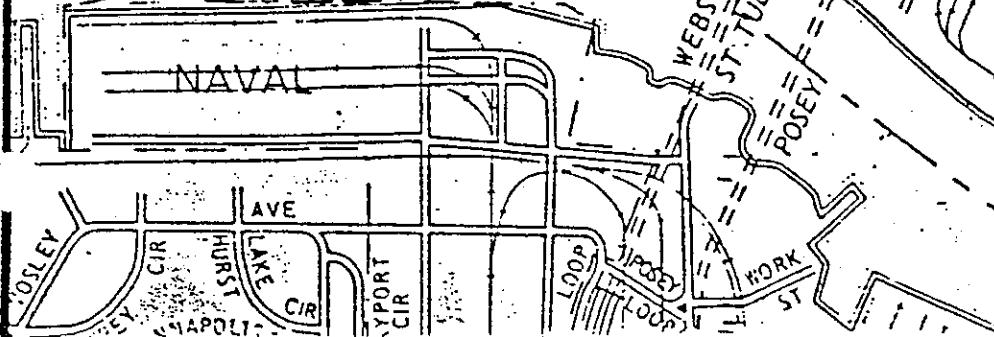
HARBOR

WEBSTER
ST. TUBE
POSEY
ST. TUBE

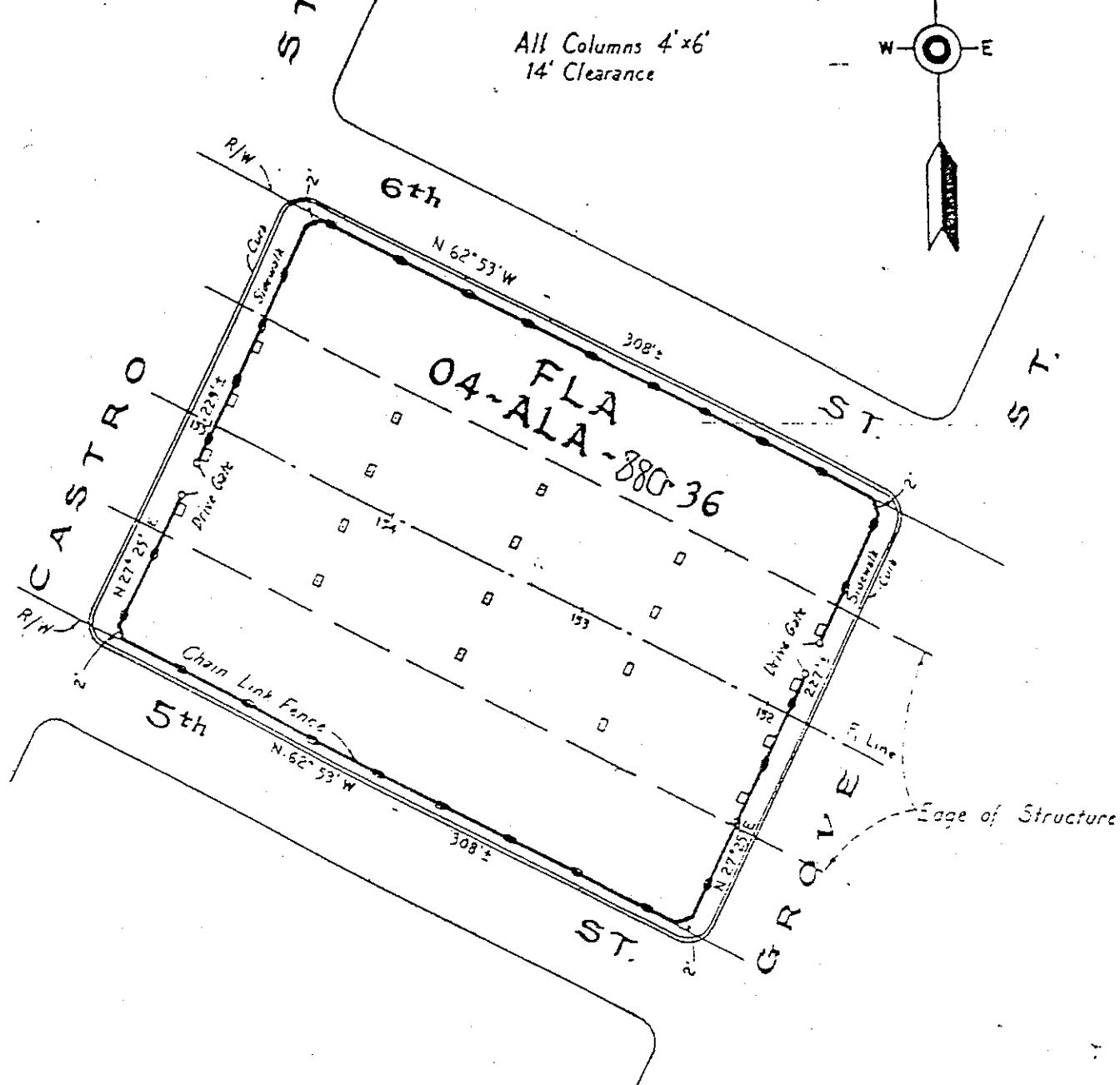
STATE OF CALIFORNIA
BUSINESS AND TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION
DISTRICT 04

FLA
04-Ala-880-36

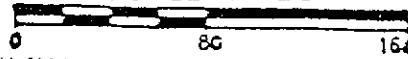
DRAWN BY M.S.	DATE 6-79
CHECKED BY	SCALE 1"=1000'
CO. RTE P.M.	DR. NO.
ALA 880	31.91



Dimensions and clearances shown
are approximate. Where greater
accuracy is required an engineering
field survey is suggested.



SCALE IN FEET



Rev. 8-27-7

STATE OF CALIFORNIA
BUSINESS AND TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION
DISTRICT 04

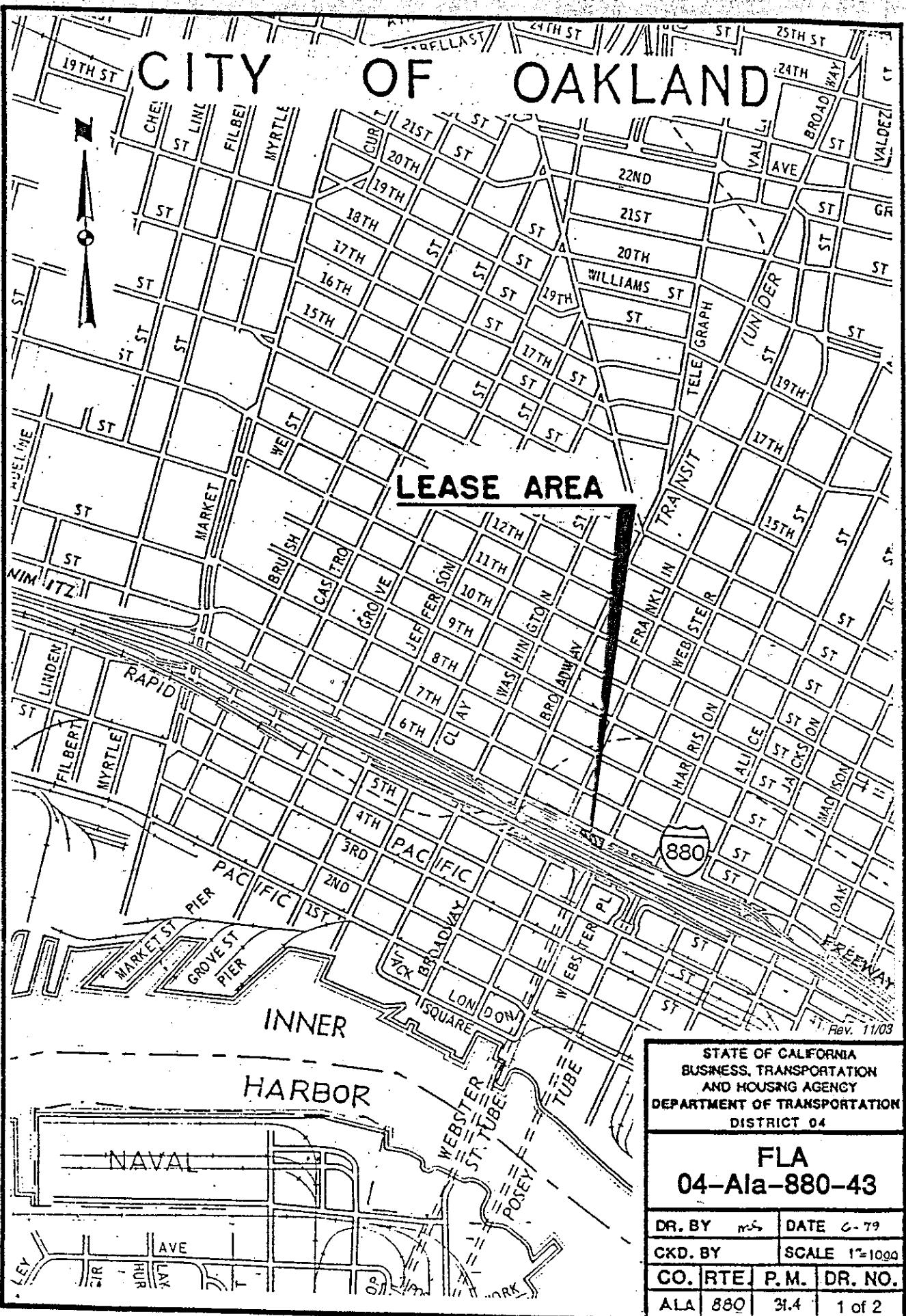
FLA
04-ALA-880-36

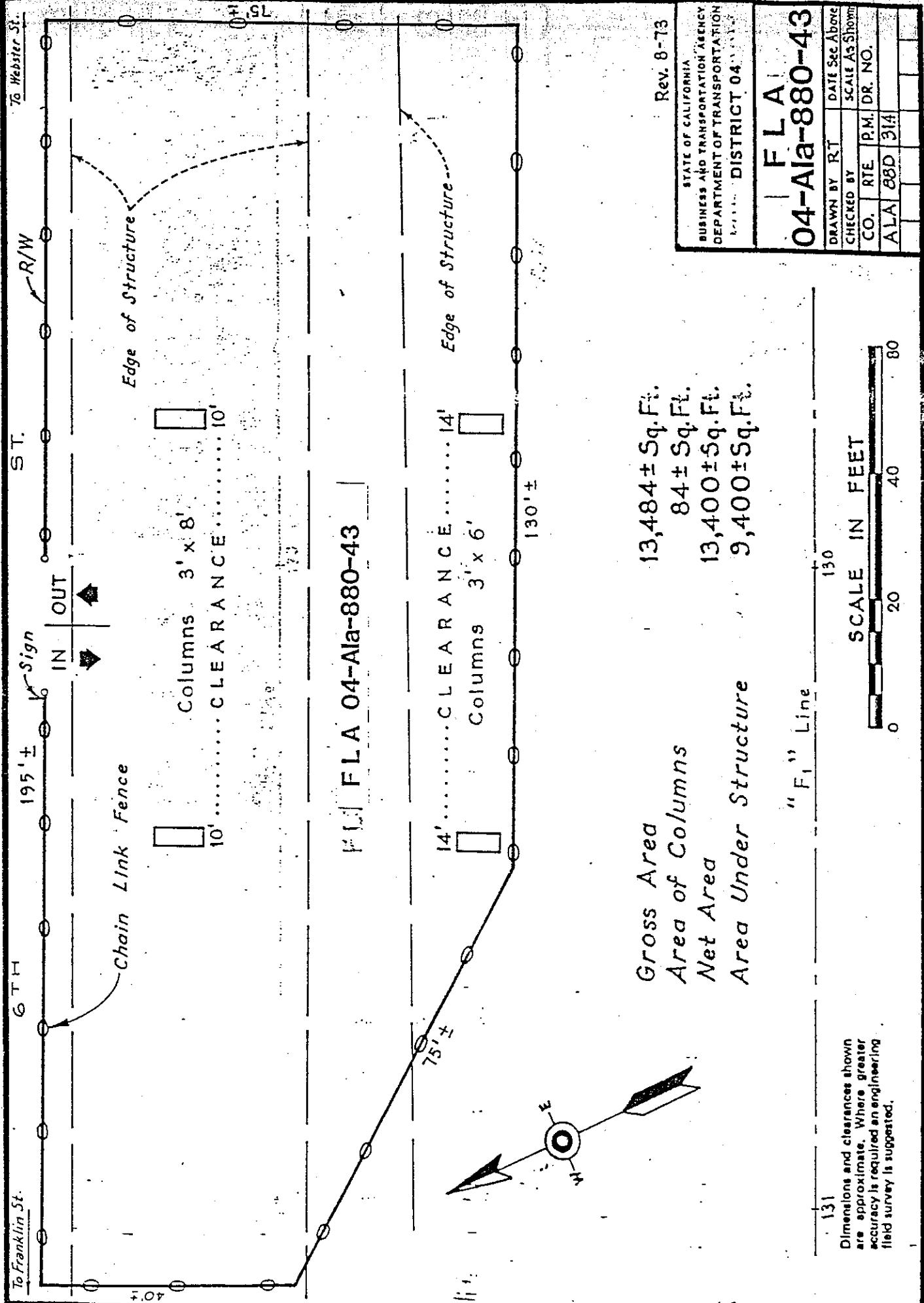
DRAWN BY	A.L.S.	DATE	June 69
CHECKED BY		SCALE	As Show
CO.	RTE.	P.M.	DR. NO.

Gross Area - 71,480 Sq. Ft.
Area of Columns - 480 Sq. Ft.
Net Area - 71,000 Sq. Ft.
Area Under Structure - 37,300 Sq. Ft.

CITY OF OAKLAND

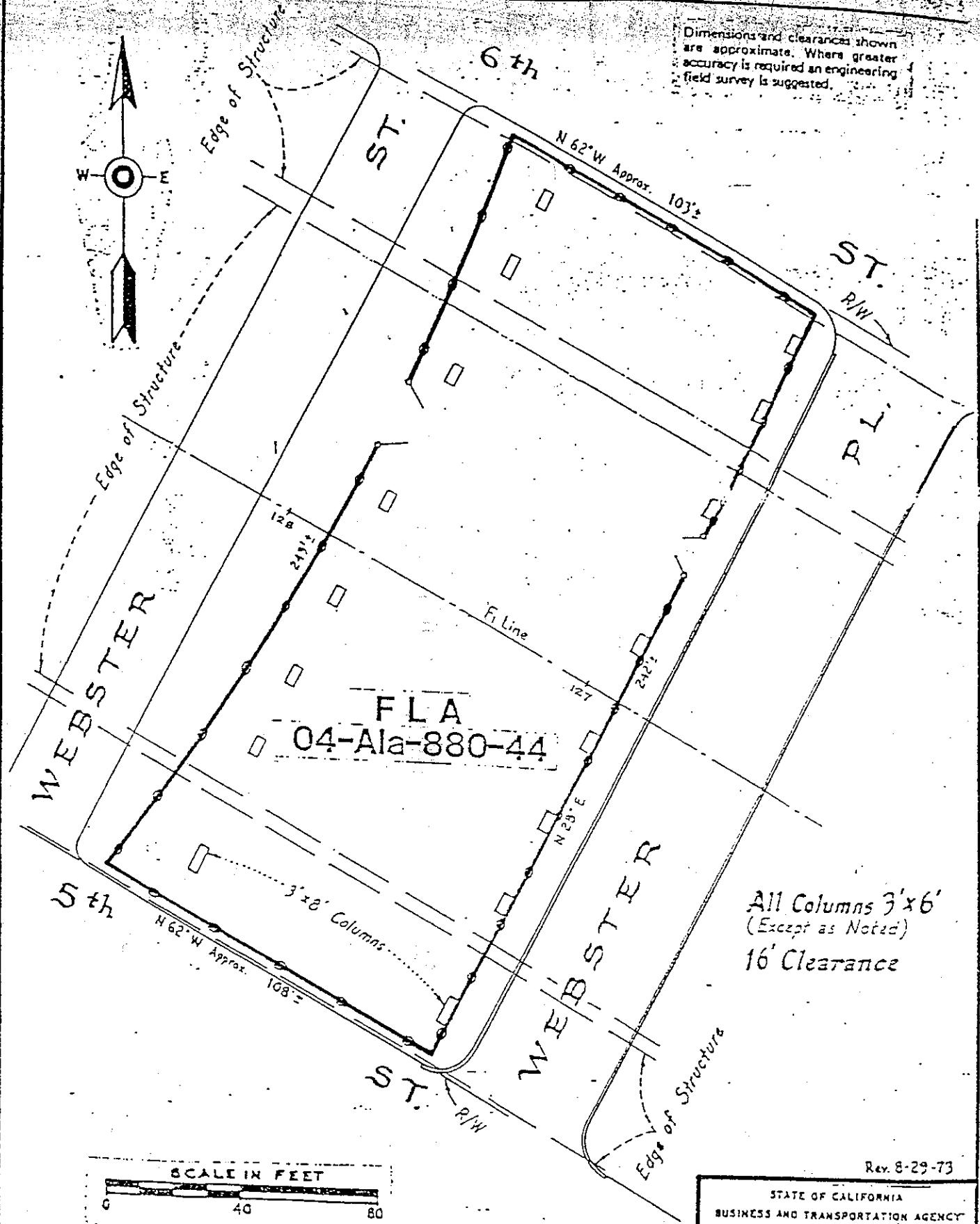
LEASE AREA



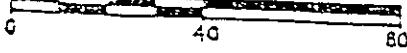




Dimensions and clearances shown
are approximate. Where greater
accuracy is required an engineering
field survey is suggested.



SCALE IN FEET



Rev. 8-29-73

STATE OF CALIFORNIA
BUSINESS AND TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION
DISTRICT 04

FLA
04-Ala-880-44

DRAWN BY CL	DATE 2-58
CHECKED BY	SCALE AS SHOWN

Gross Area -

24,300 Sq.Ft.±

Area of Columns -

300 Sq.Ft.±

Net Area -

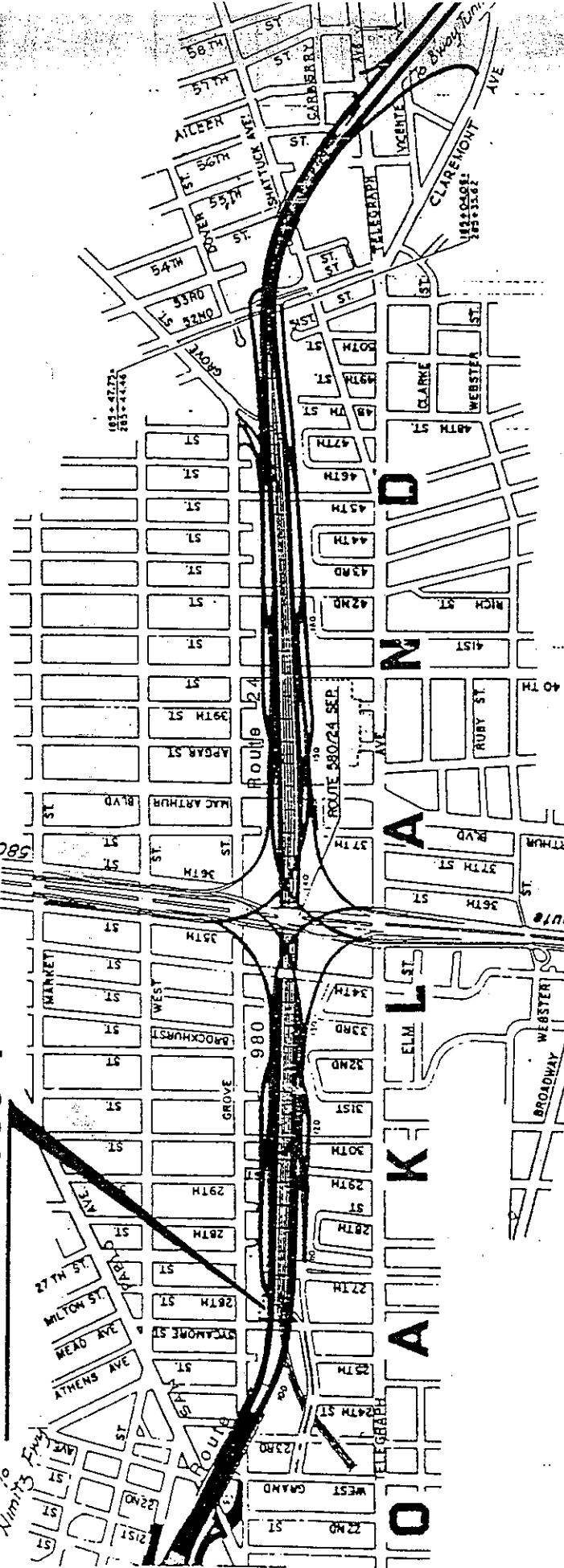
24,000 Sq.Ft.±

Area Under Structure -

23,000 Sq.Ft.±

FLA-04-Ala-980-7

25-004896
S.E. 25



STATE OF CALIFORNIA
BUSINESS AND TRANSPORTATION AGE
DEPARTMENT OF TRANSPORTATION
DISTRICT 04

FLA
04-Ala-980-7

DRAWN BY	Hug	DATE	7-7
CHECKED BY		SCALE	RS Sho
CO.	RTE.	P.M.	DR. NO.
Alt	980	1.1	

Dimensions and clearances shown
are approximate. Where greater
accuracy is required an engineering
field survey is suggested.

GROVE

ST.

ST.

27TH

SYCAMORE ST.

FLA-04-Ala-980-7

105 20'±
105 17'±
105 Clearance

106 17'±
106 Clearance

11'±
105 Clearance

105 25'±
105 Clearance

107 14'±
107 Columns
6'x5'

115'±

107 "FL"

108

109

110

Fence

Freeway
Structure

BART Structure

Freeway
Structure

NORTHGATE

ST.

Freeway Columns 4'x6'
BART Columns 5'x5' (Except as noted)

Scale in Feet

0 80 160

STATE OF CALIFORNIA
BUSINESS AND TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION
DISTRICT 04

FLA

04-Ala-980-7

DRAWN BY	mg	DATE	7-73
CHECKED BY		SCALE	Shown
CO.	RTE.	P.M.	DR. NO.

Gross Area - $46535 \pm$ Sq. Ft.

Area of Columns - 535.5 Sq. Ft.

Net Area - $46000 \pm$ Sq. Ft.

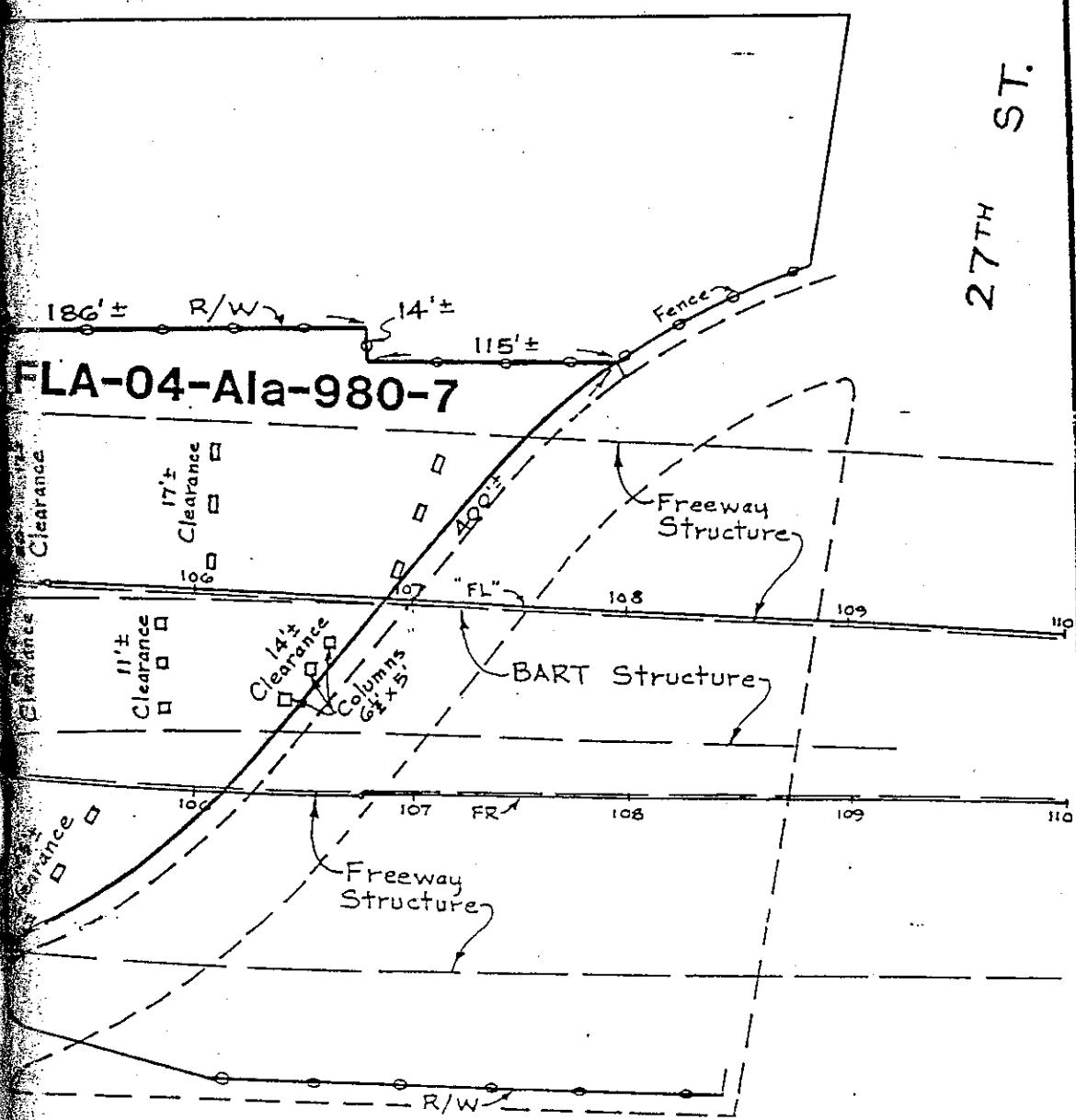
Area Under Structure - $32700 \pm$ Sq. Ft.

shown
greater
engineering

GROVE

ST.

ST.



Freeway Columns 4'x6'
BART Columns 5'x5' (Except as noted)

Area - $46535 \pm$ Sq. Ft.

Columns - 535.5 Sq. Ft.

Area - $46000 \pm$ Sq. Ft.

Freeway Structure - $32700 \pm$ Sq. Ft.

Scale in Feet

0 80 160

STATE OF CALIFORNIA BUSINESS AND TRANSPORTATION AGENCY DEPARTMENT OF TRANSPORTATION DISTRICT 04			
FLA			
04-Ala-980-7			
DRAWN BY	7-73	DATE	7-73
CHECKED BY	SCALE	Shown	
CO.	RTE.	P.M.	DR. NO.
AIA	QAN	1.1	

F L A

04-MRN-101-2

DRAWN BY R-T

DATE OCT. 1977

CHECKED BY

SCALE AS SHOWN

CO. RATE P.M. DR. NO.

MRN 101

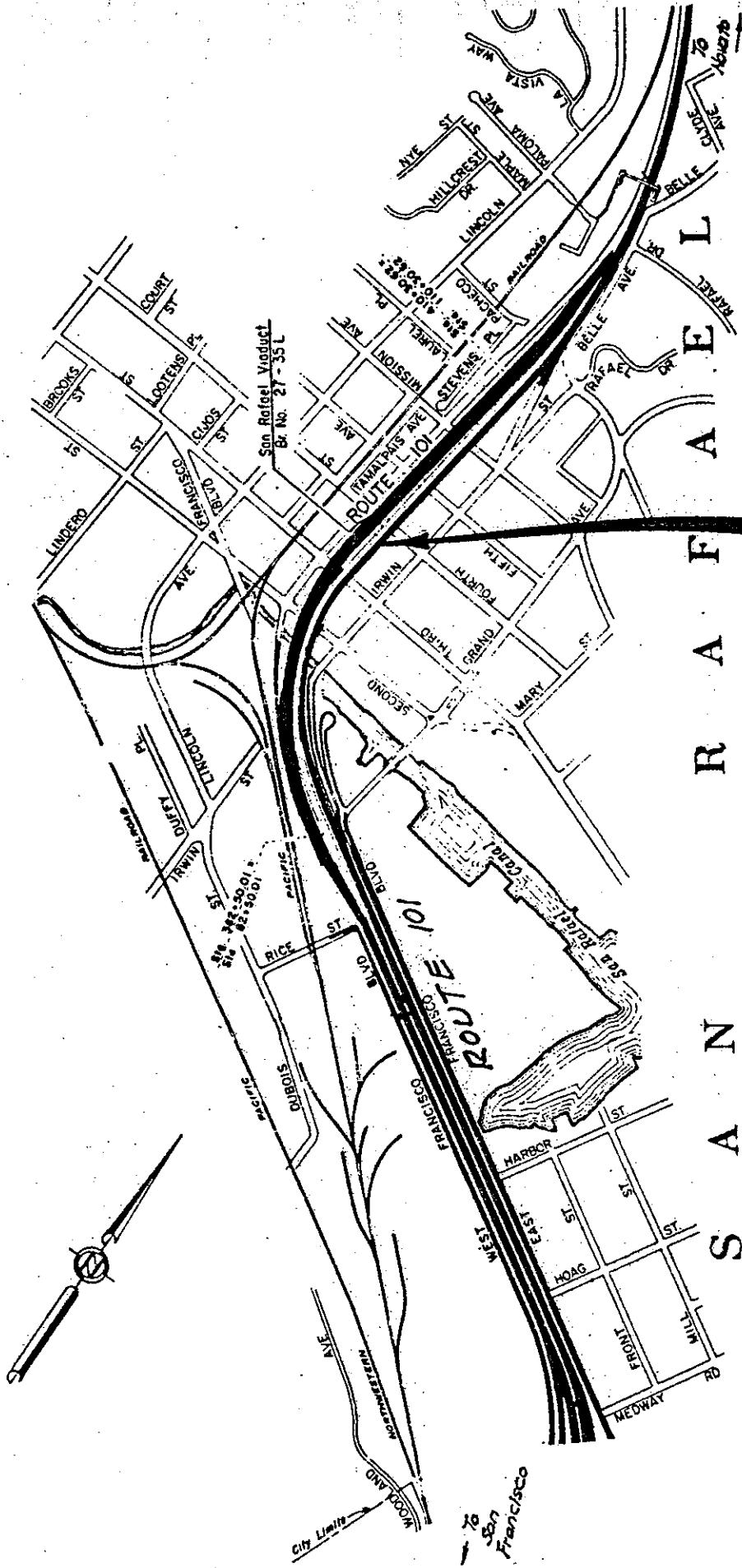
STATE OF CALIFORNIA
BUSINESS AND TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION
DISTRICT 04

S A N F R A M P A C I S L A N D

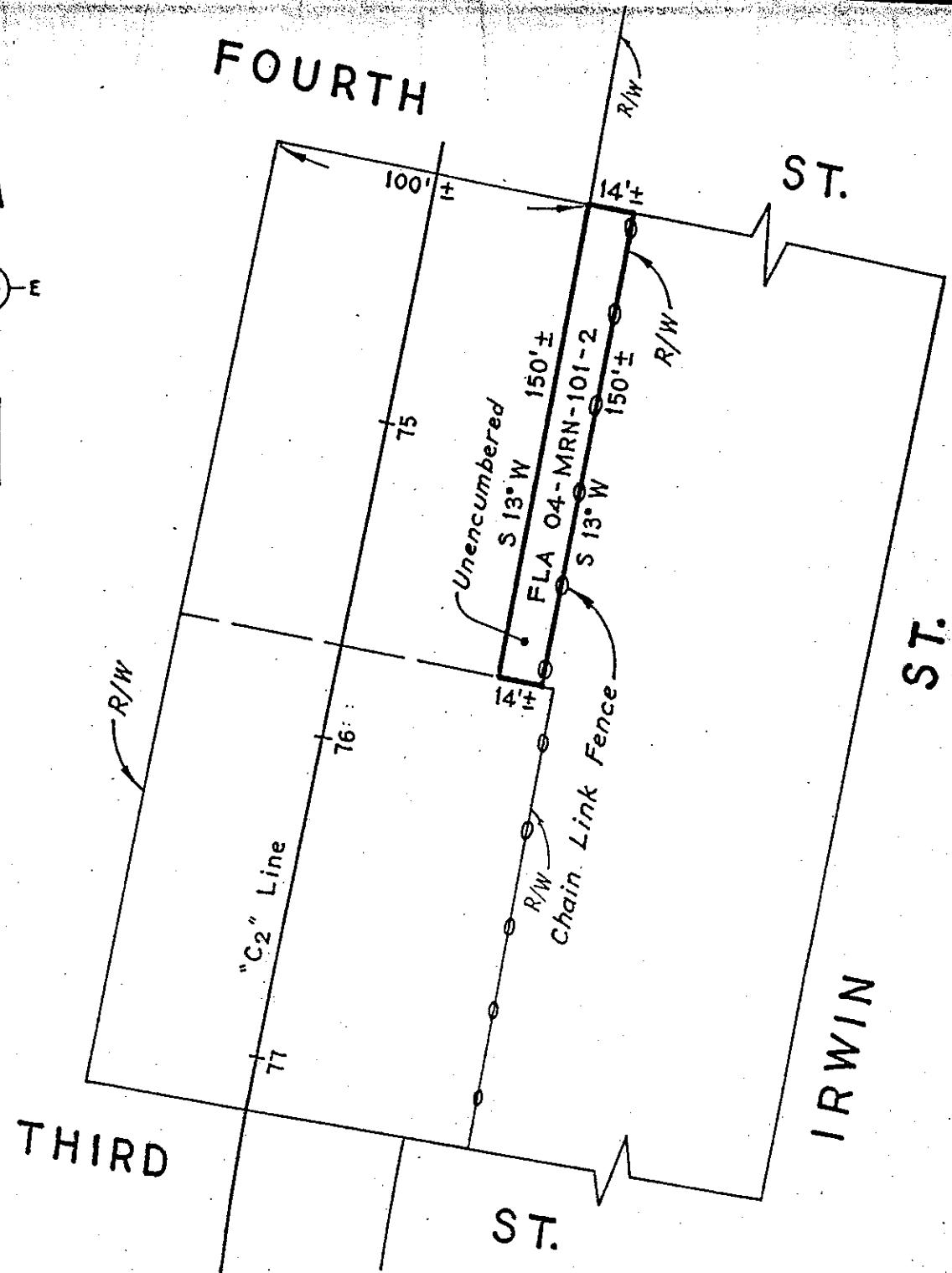
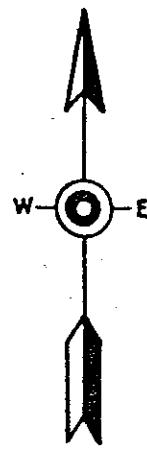
SCALE

1:6000 feet

San Rafael Yards
Br. No. 27-35L



FOURTH



Rev. 10-73

STATE OF CALIFORNIA
BUSINESS AND TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION
DISTRICT 04

Gross Area

2100 Sq.Ft.±

FLA
04-MRN-101-2

DRAWN BY DTC	DATE 8-16-65
CHECKED BY	SCALE 1" = 50'
CO. RTE. P.M.	DR. NO.
MRN 101	

04-MRN-101-28

DRAWN BY Z. DATE 2-87
CHECKED BY _____ SCALE Shannon
CO. RTE. P.M. DR. NO.
MRN 101 10.8

**STATE OF CALIFORNIA
BUSINESS AND TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION
DISTRICT 04**

17

R A F A

N A U

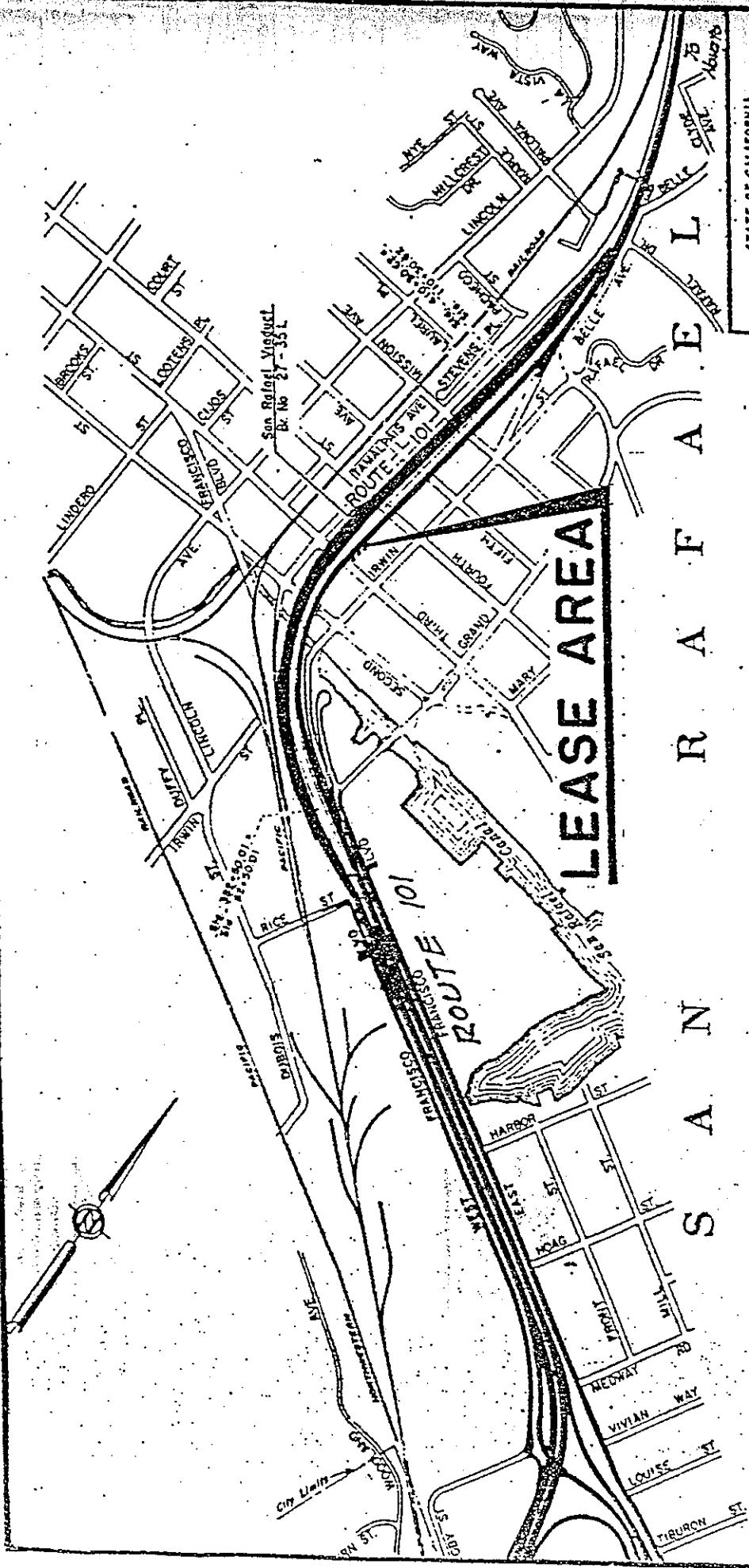
5

LEASE AREA

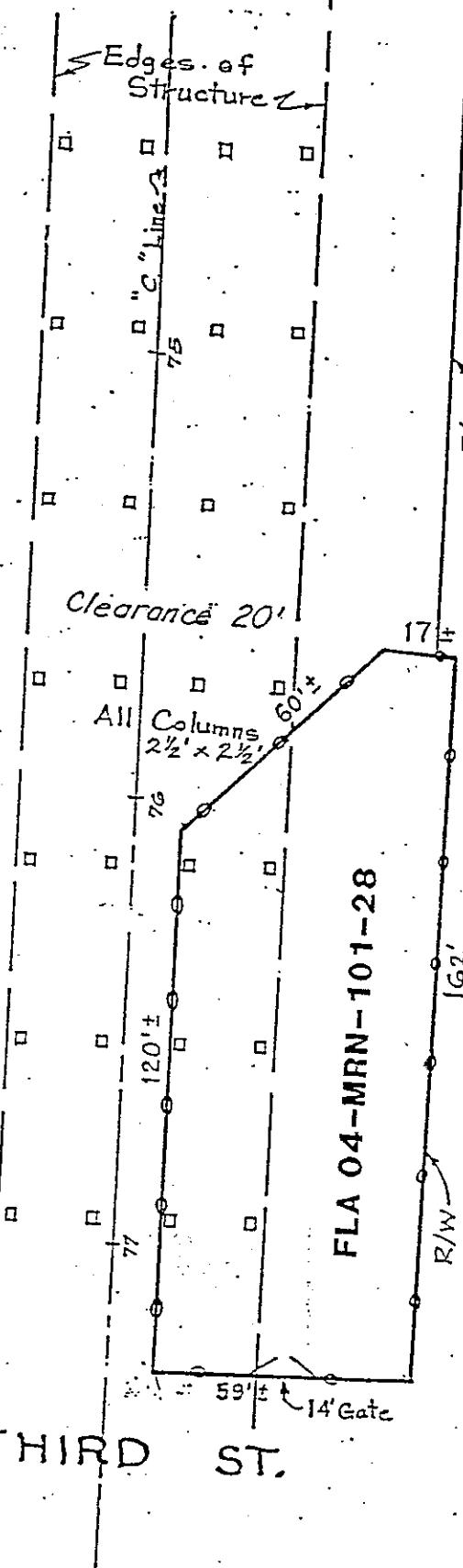
101
MUNICÍPIO DE FRANCISCO
PINA
2001

३०८

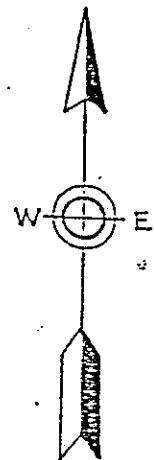
SCALIE



FOURTH ST.



Gross Area 8,736 $\frac{1}{4}$ +
 Area of Columns 37 $\frac{1}{4}$ +
 Net Area 8,699 $\frac{1}{4}$ +
 Area Under Structure. 3,312 $\frac{1}{4}$ +



Dimensions and clearances shown
are approximate. Where greater
accuracy is required an engineering
field survey is suggested.

STATE OF CALIFORNIA
BUSINESS AND TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION
DISTRICT 04

FLA			
04-MRN-101-28			
DRAWN BY	DATE	2-87	
CHECKED BY	SCALE	1"=40'	
CO.	RTE	P.M.	DR. NO.
MRN	101	10.61	

SAN FRANCISCO

COUNTY SEAT

LEASE AREA



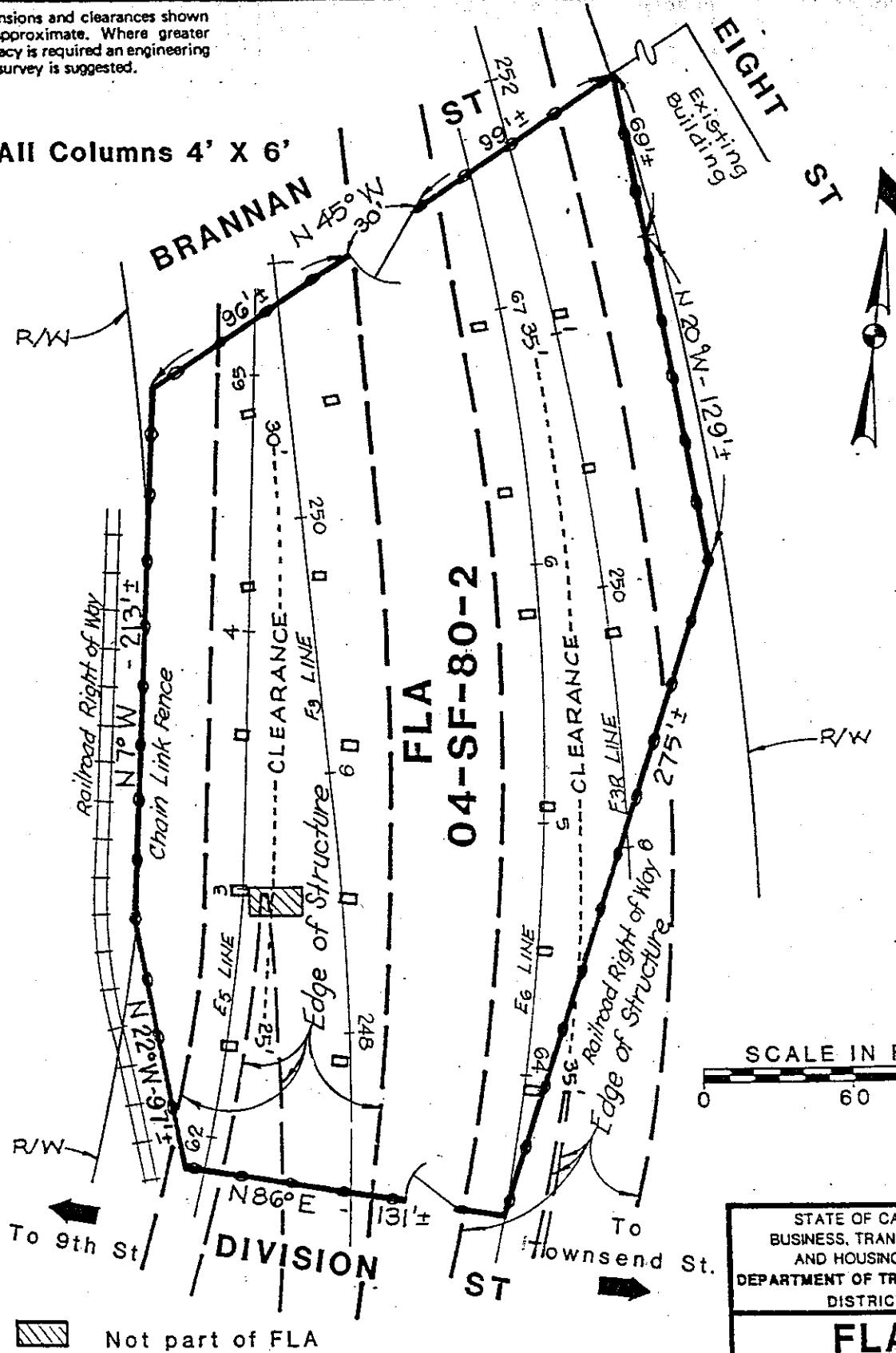
STATE OF CALIFORNIA
BUSINESS AND TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION
DISTRICT 04

**FLA
04-SF-80-2**

PLANNED BY	4.	DATE	9-85
CHECKED BY		SCALE	1"=1000'
CO.	RTE.	P.M.	DR. NO.
SF	80	4.1	

Dimensions and clearances shown
are approximate. Where greater
accuracy is required an engineering
field survey is suggested.

All Columns 4' X 6'



Not part of FLA

GROSS AREA ----- 74,165 Sq. Ft.
AREA OF COLUMNS ----- 456 Sq. Ft.
NET AREA ----- 73,709 Sq. Ft.
AREA UNDER STRUCTURE-- 42,103 Sq. Ft.

STATE OF CALIFORNIA
BUSINESS, TRANSPORTATION
AND HOUSING AGENCY
DEPARTMENT OF TRANSPORTATION
DISTRICT 04

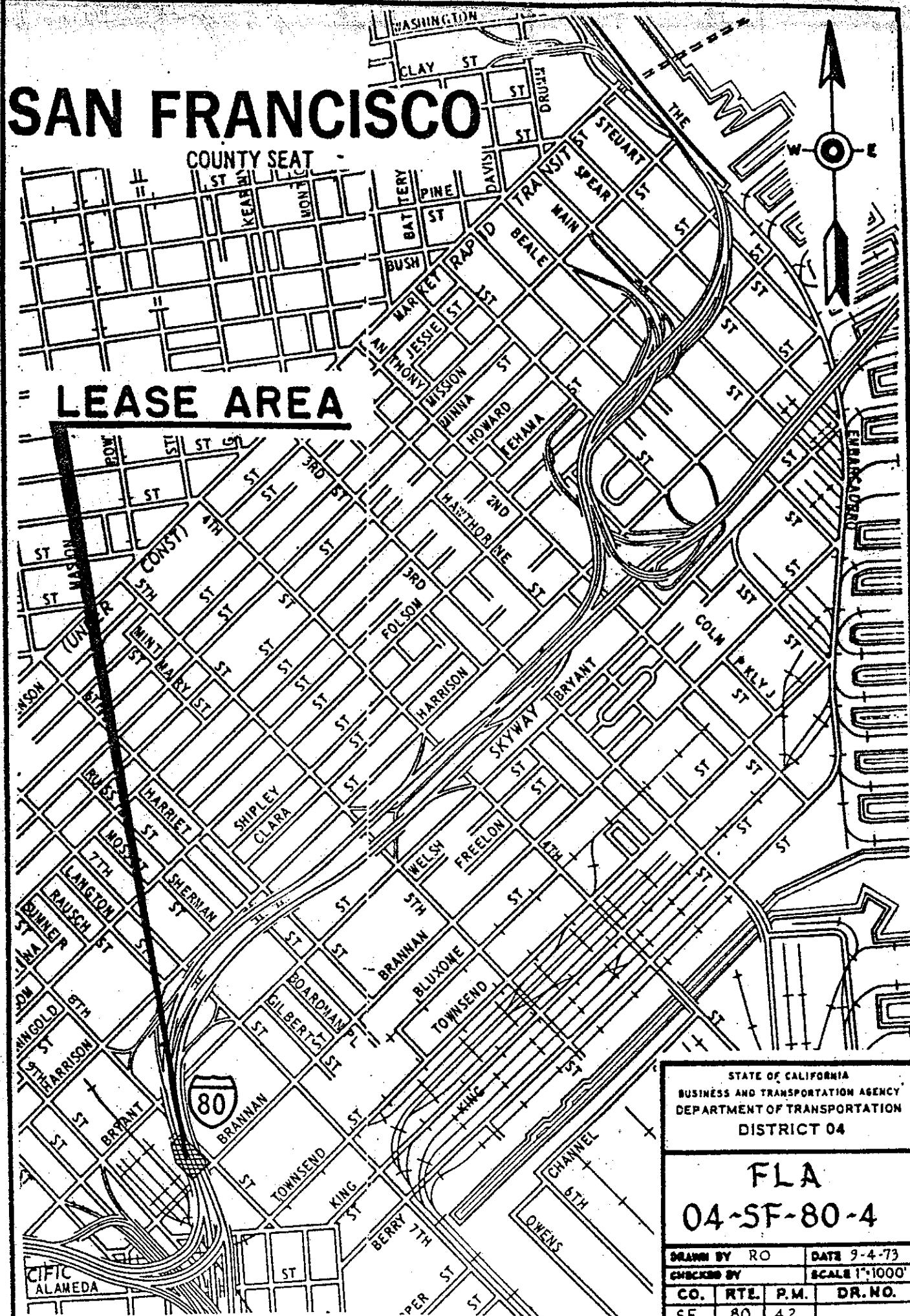
FLA
04-SF-80-2

DR. BY NB	DATE 11-91		
CKD. BY	SCALE SHOWN		
SF	80	4.1	

SAN FRANCISCO

COUNTY SEAT

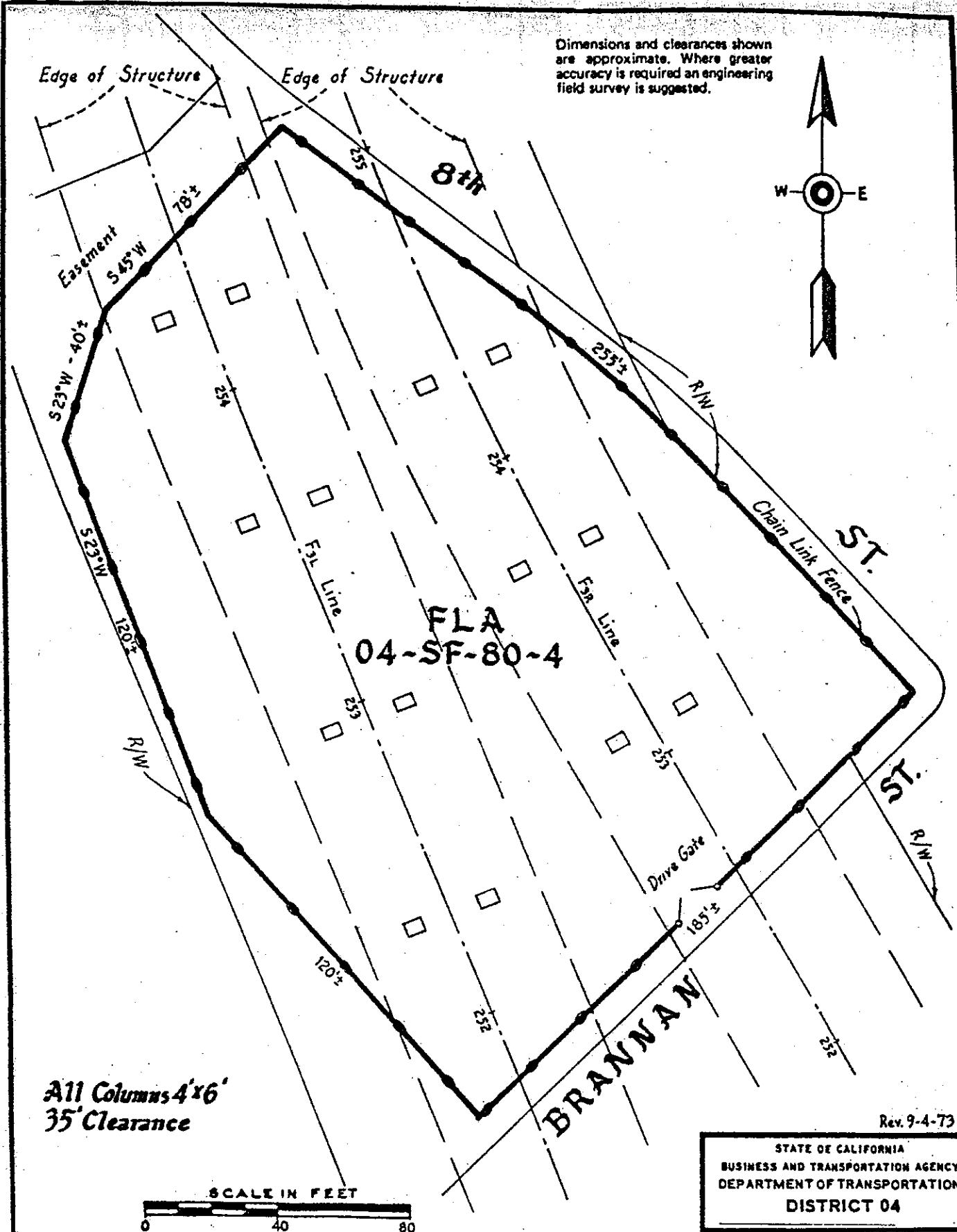
LEASE AREA



STATE OF CALIFORNIA
BUSINESS AND TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION
DISTRICT 04

FLA
04-SF-80-4

DRAWN BY	RO	DATE	9-4-73
CHECKED BY		SCALE	1"-1000'
CO.	RTE.	P.M.	DR. NO.
SF	80	4.2	



Gross Area - 41,336 Sq.Ft.
 Area of Columns 336 Sq.Ft.
 Net Area - 41,000 Sq.Ft.
 Area Under Structure - 27,500 Sq.Ft.

R-30.11

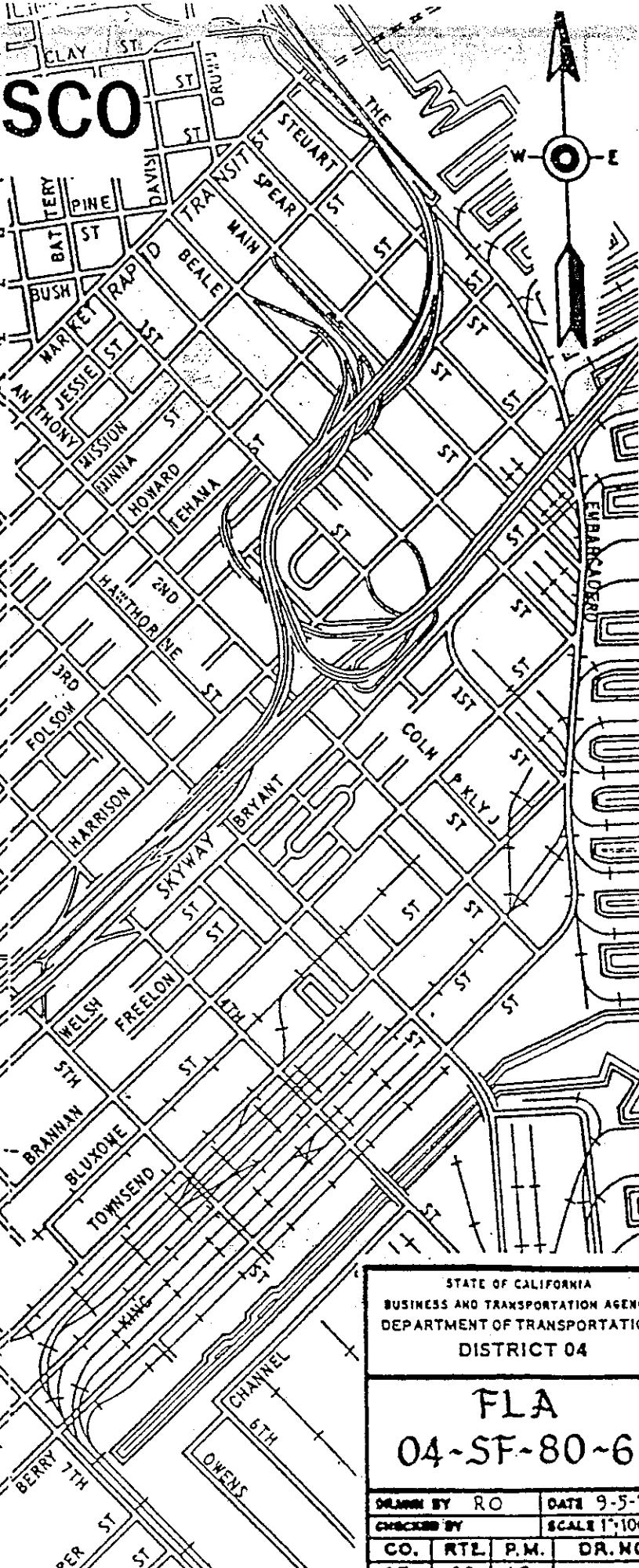
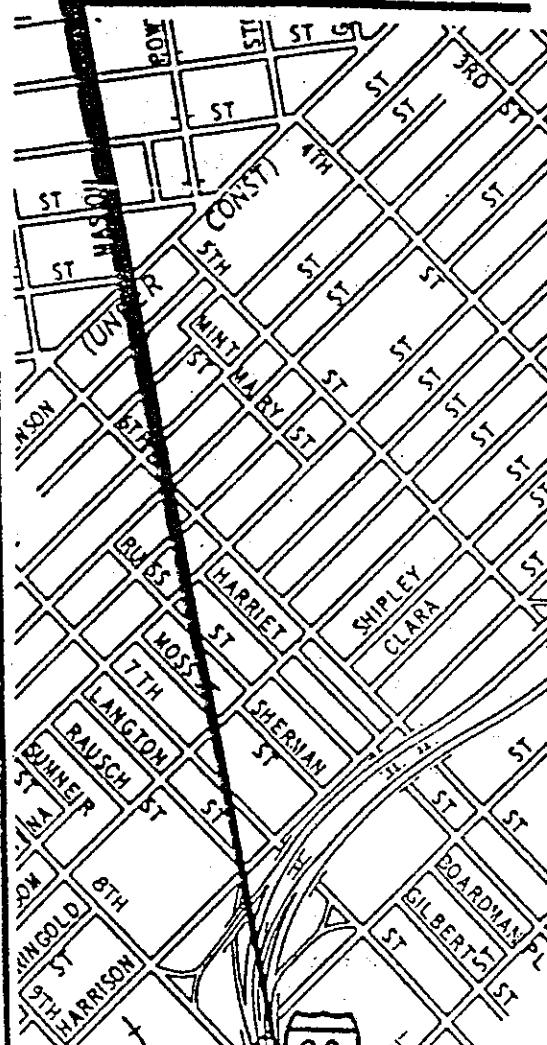
Rev. 9-4-73

STATE OF CALIFORNIA BUSINESS AND TRANSPORTATION AGENCY DEPARTMENT OF TRANSPORTATION DISTRICT 04			
FLA 04-SF-80-4			
DRAWN BY BG	DATE 10-9-59		
CHECKED BY	SCALE AS SHOWN		
CO.	RTE.	P.M.	DR. NO.
SF:	80	4.2	

SAN FRANCISCO

COUNTY SEAT

LEASE AREA

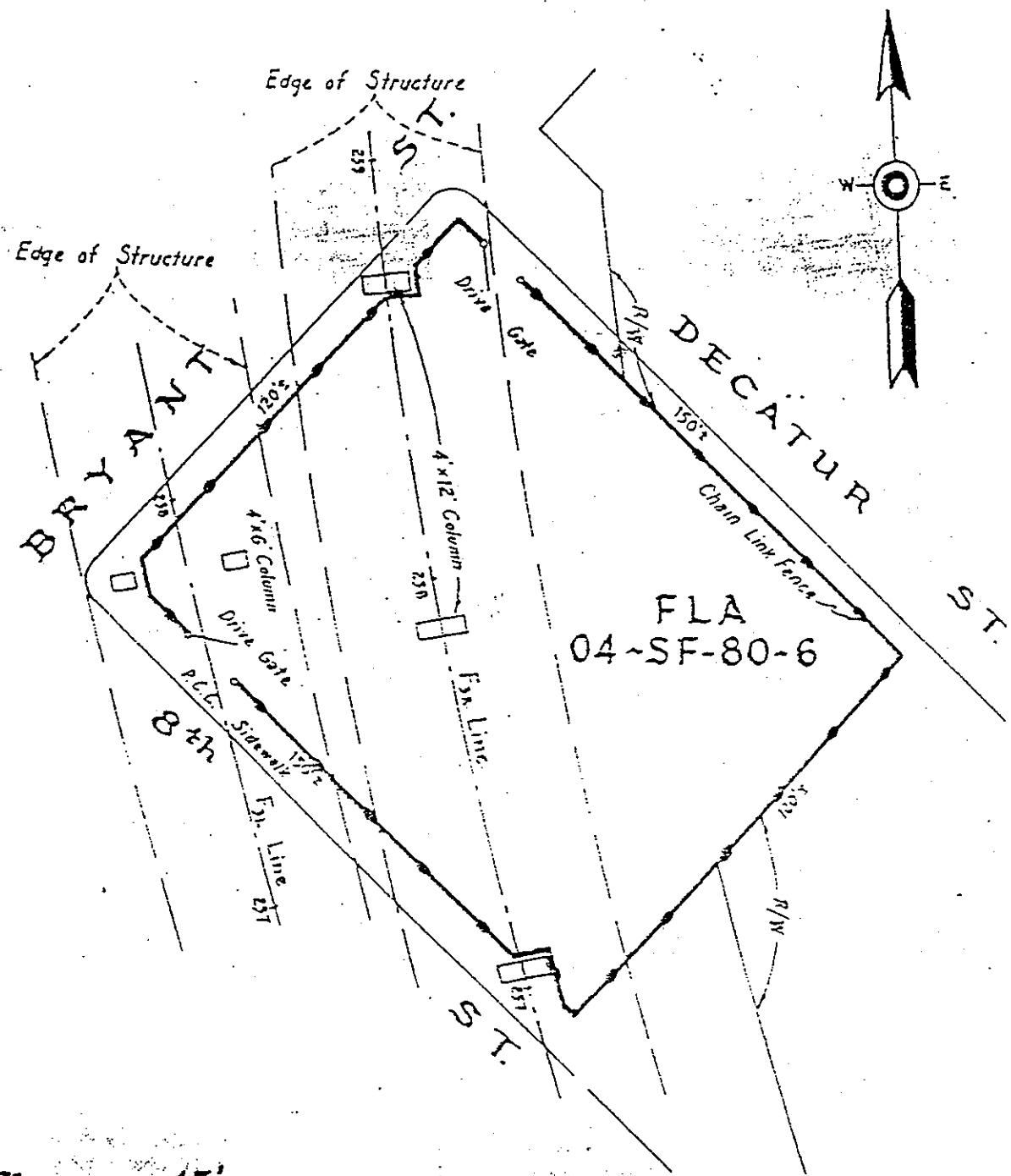


STATE OF CALIFORNIA
BUSINESS AND TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION
DISTRICT 04

FLA
04-SF-80-6

SEARCHED BY	RO	DATE	9-5-1
INDEXED BY			SCALE 1:100,000
CO.	RTL	P.M.	DR. NO.
SF	80	4.2	

Dimensions and clearances shown are approximate. Where greater accuracy is required an engineering field survey is suggested.



Clearance 15'

RST 9-5-73

SCALE IN FEET

Gross Area -	17,872 Sq.Ft.±
Area of Columns -	72 Sq.Ft.±
Net Area -	17,800 Sq.Ft.±
Area Under Structure -	9,600 Sq.Ft.±

STATE OF CALIFORNIA BUSINESS AND TRANSPORTATION AGENCY DEPARTMENT OF TRANSPORTATION DISTRICT 04			
<p style="text-align: center;">FLA</p> <p style="text-align: center;">04-SF-80-6</p>			
PLATED BY B.G.	DATE 10-9-55		
CHARGED BY	SCALE AS Shown		
CO.	RTE.	P.M.	DR. NO.
SF	80	4.2	

SAN FRANCISCO

COUNTY SEAT

LEASE AREA



STATE OF CALIFORNIA
BUSINESS AND TRANSPORTATION
DEPARTMENT OF TRANSPORT
DISTRICT 04

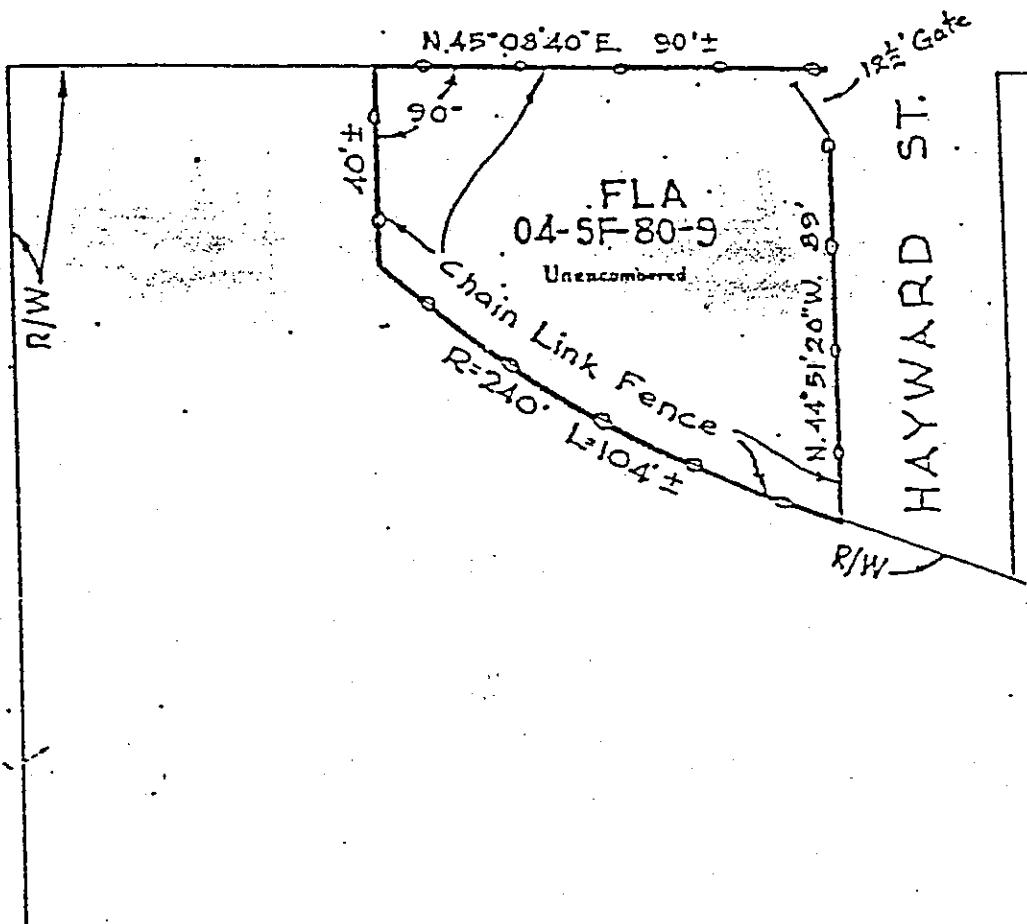
FLA

04-SF-80-9

RECORDED BY SF 1000-9-
RECORDED BY 1000-1
CO. (RTD) R.R. GR

HARRISON ST.

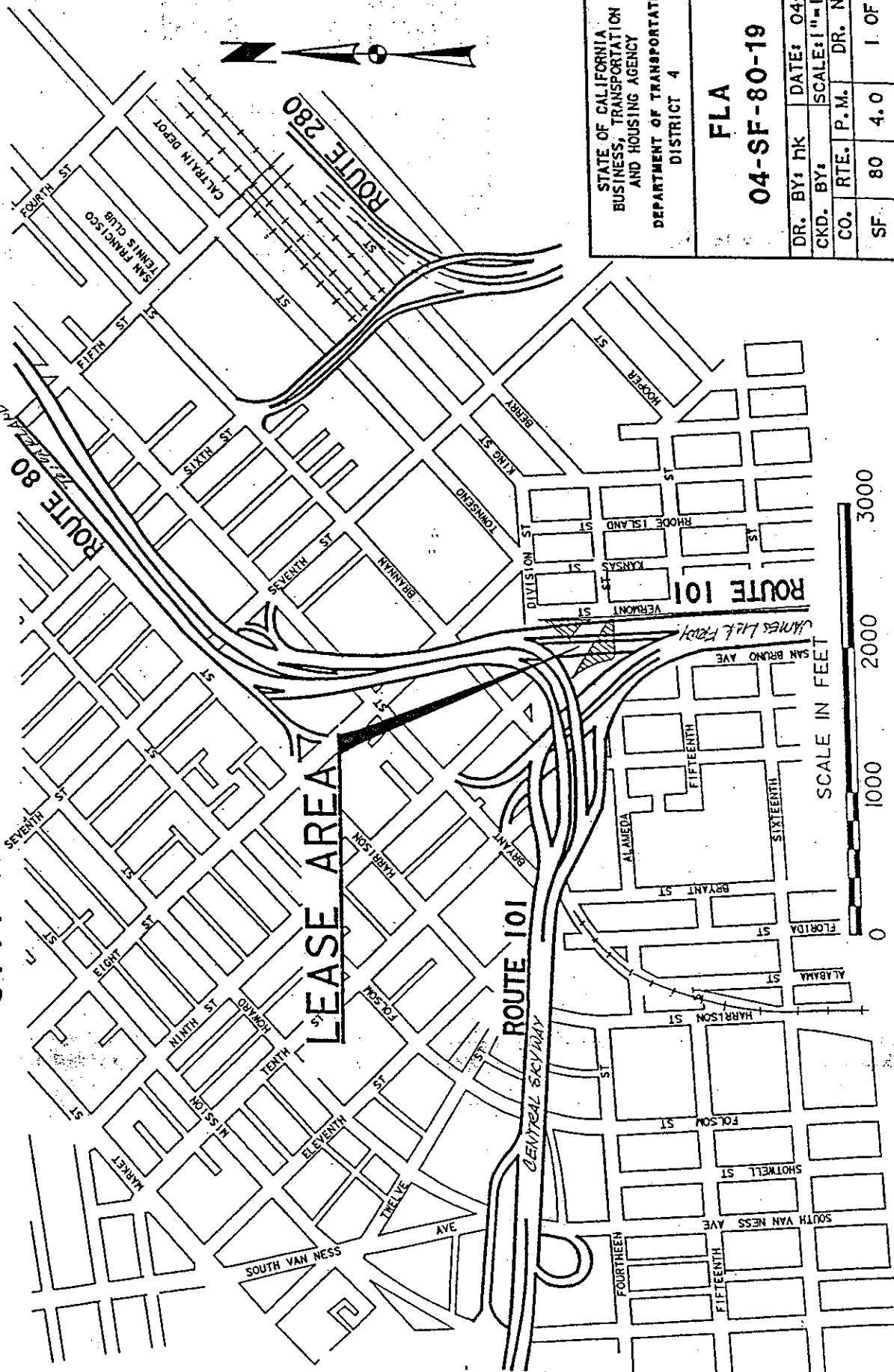
EIGHTH ST.



Gross Area - 6304 Sq.Ft.[±]

STATE OF CALIFORNIA BUSINESS AND TRANSPORTATION AG		
DEPARTMENT OF TRANSPORTAT		
DISTRICT 04		
FLA		
04-SF-80-9		
SCALE		
0'	40'	80'
120'		
SF	80	4.3

CITY AND COUNTY OF SAN FRANCISCO



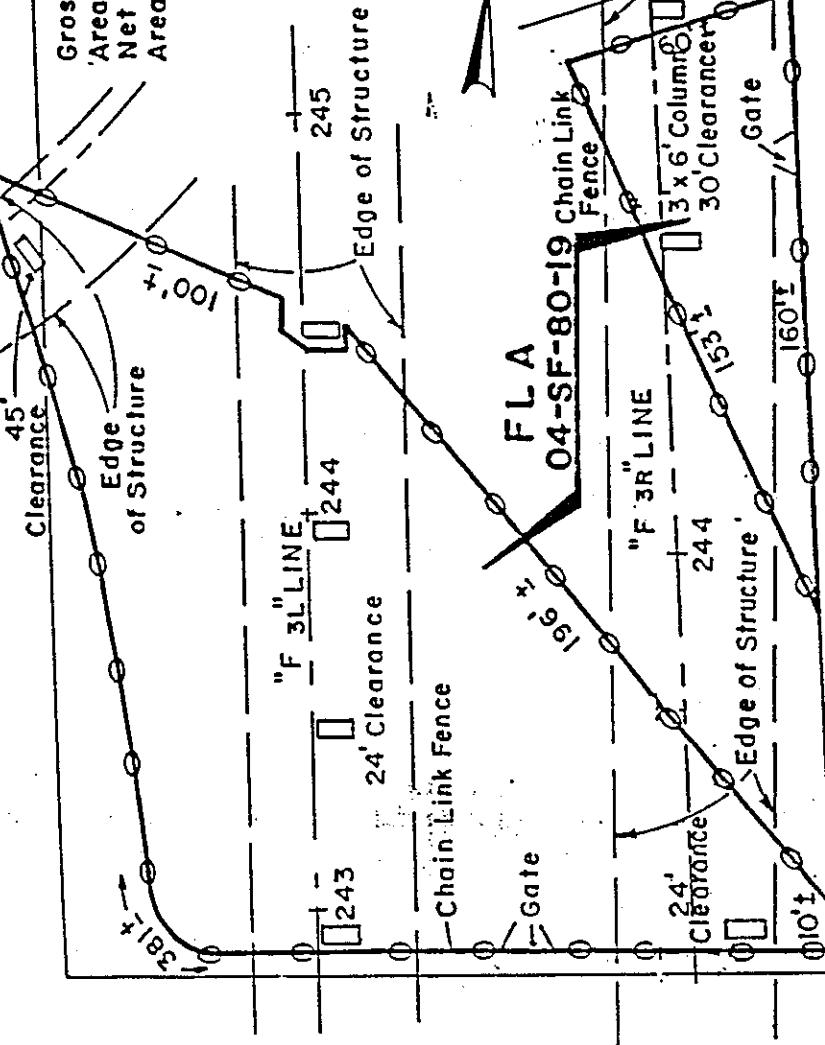
R-30.9

Dimensions and clearances shown
are approximate. Where greater
accuracy is required an engineering
field survey is suggested.

SAN BRUNO AVENUE

DIVISION STREET

Gross Area.....26,968± Sq.Ft.
Area of Columns.....218± Sq.Ft.
Net Area.....26,750± Sq.Ft.
Area Under Structure..12,600± Sq.Ft.



ALAMEDA STREET

STATE OF CALIFORNIA
BUSINESS, TRANSPORTATION
AND HOUSING AGENCY
DEPARTMENT OF TRANSPORTATION
DISTRICT 04

FLA
04-SF-80-19

DR. BY	HK	DATE 3-01
CKD. BY		SCALE AS SHOWN
CO. RTE	P.M.	DR. NO.
SF	80	4.0

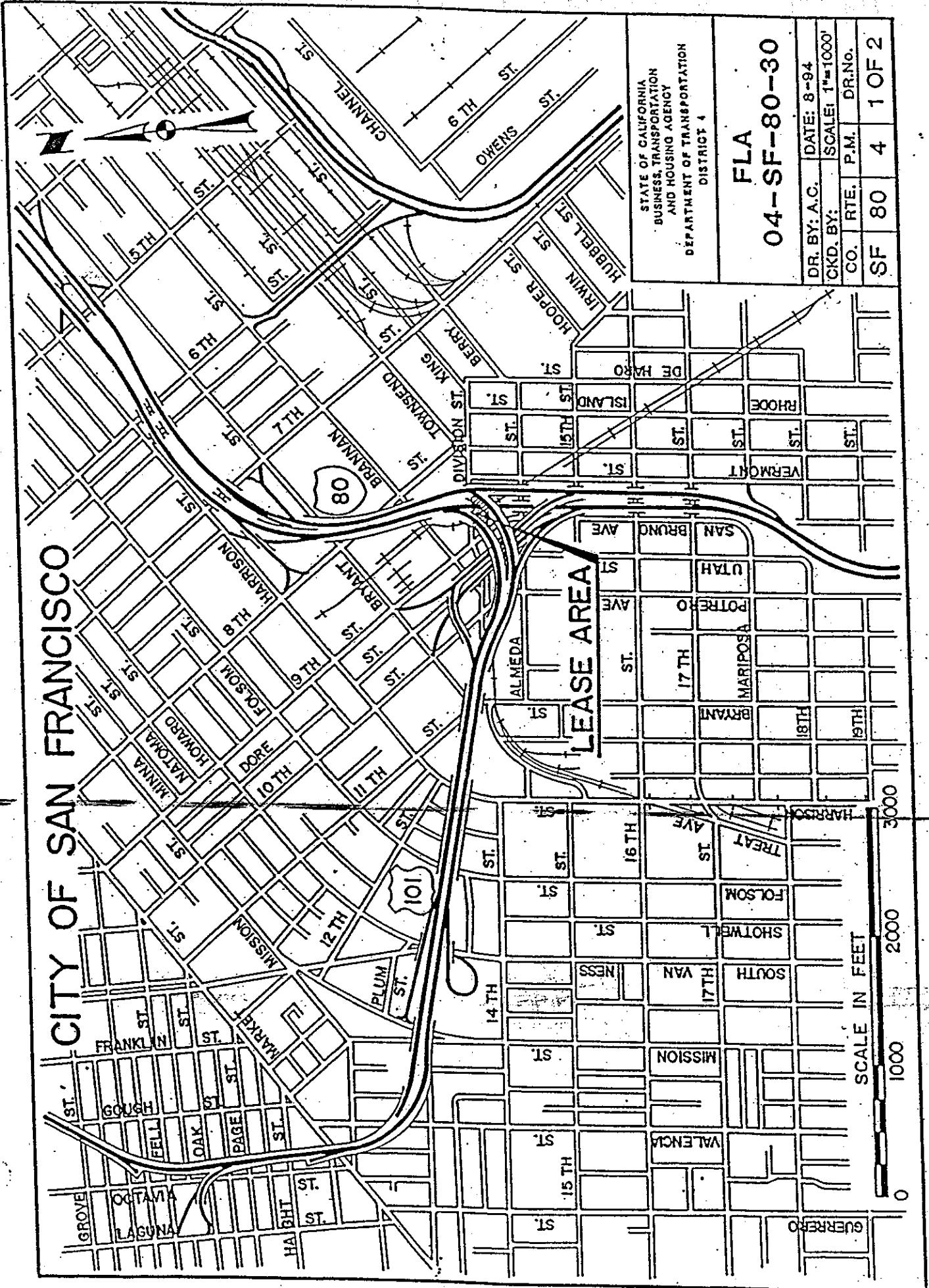
2 of 2

VERMONT STREET

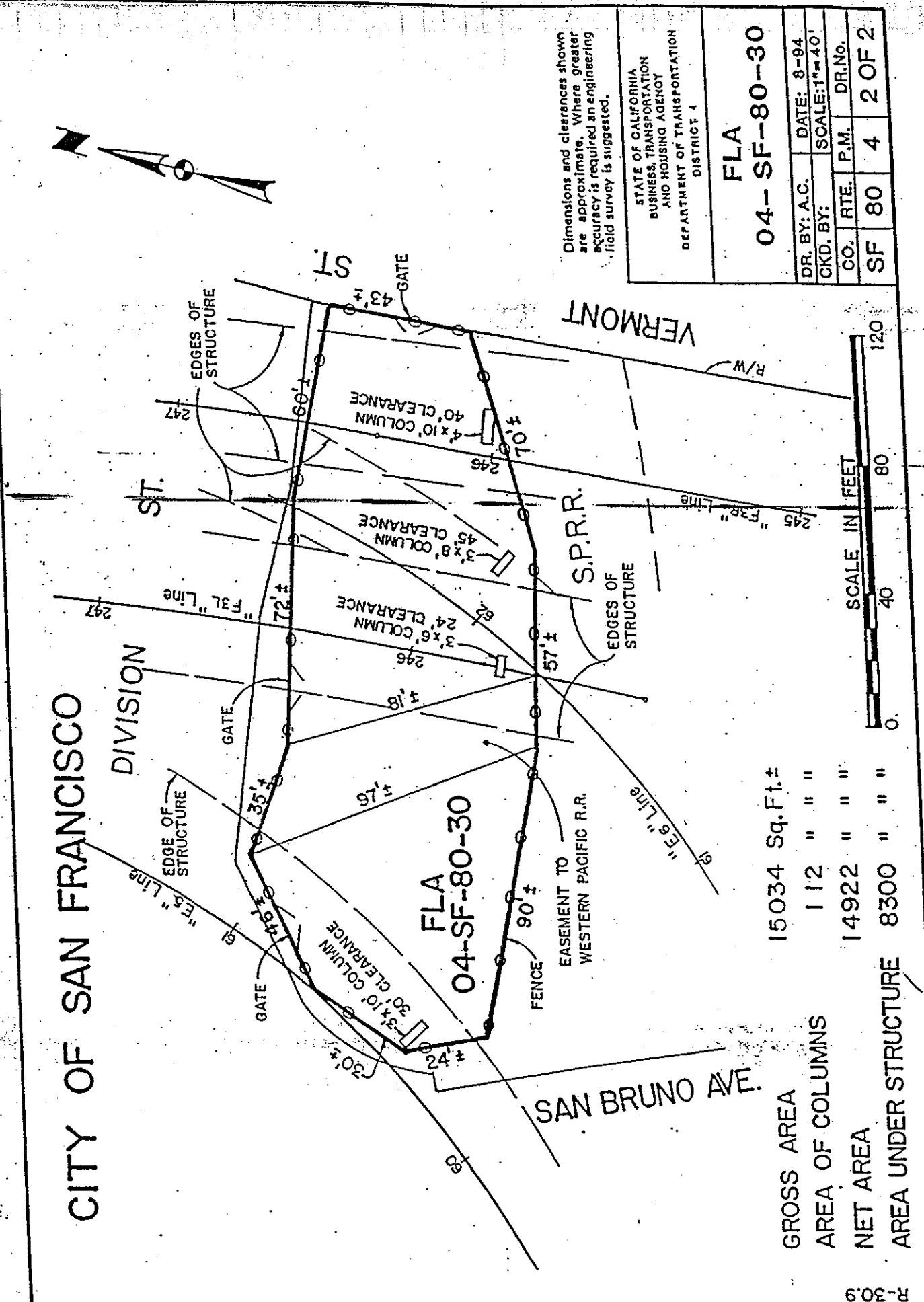
SCALE IN FEET



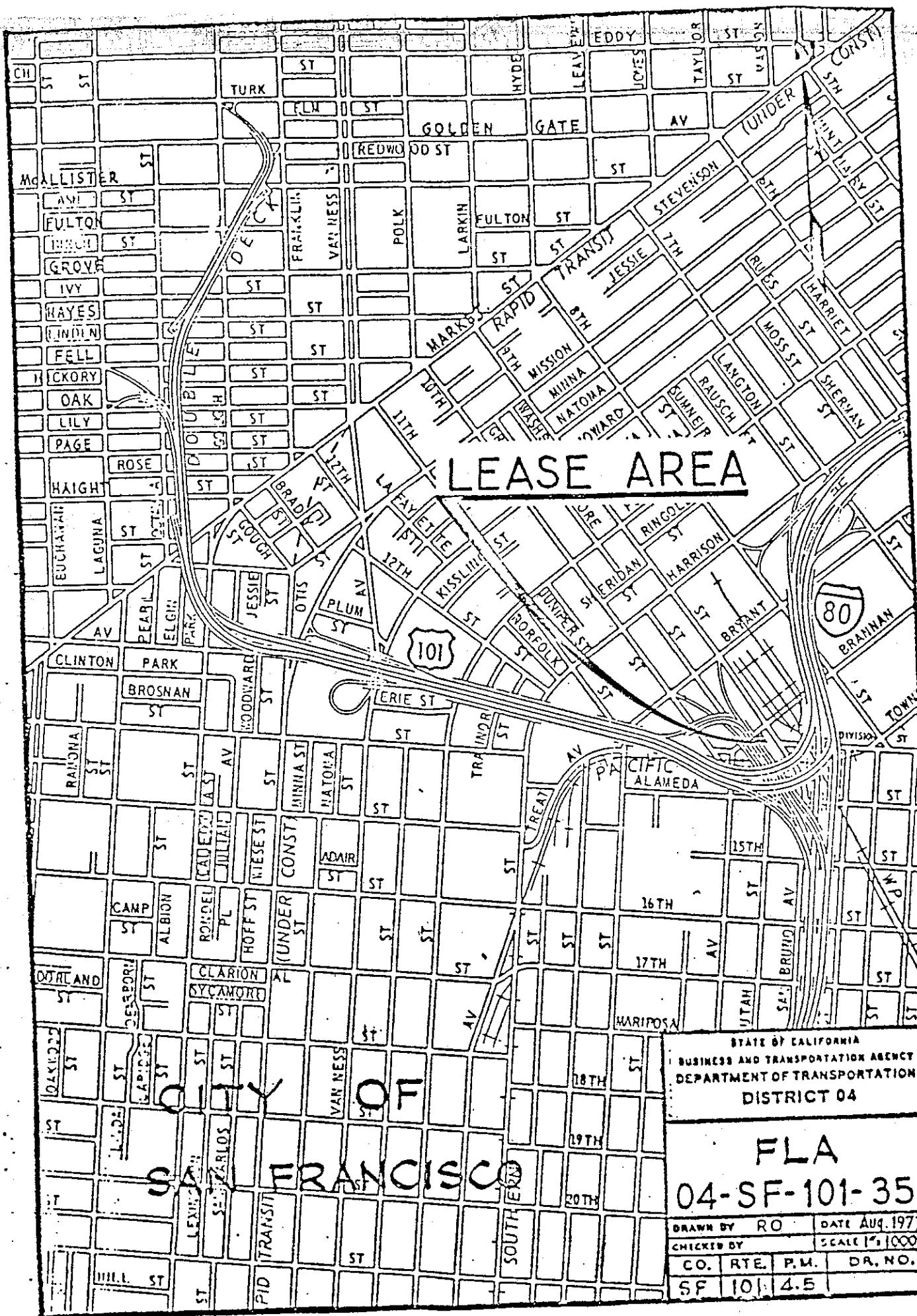
CITY OF SAN FRANCISCO



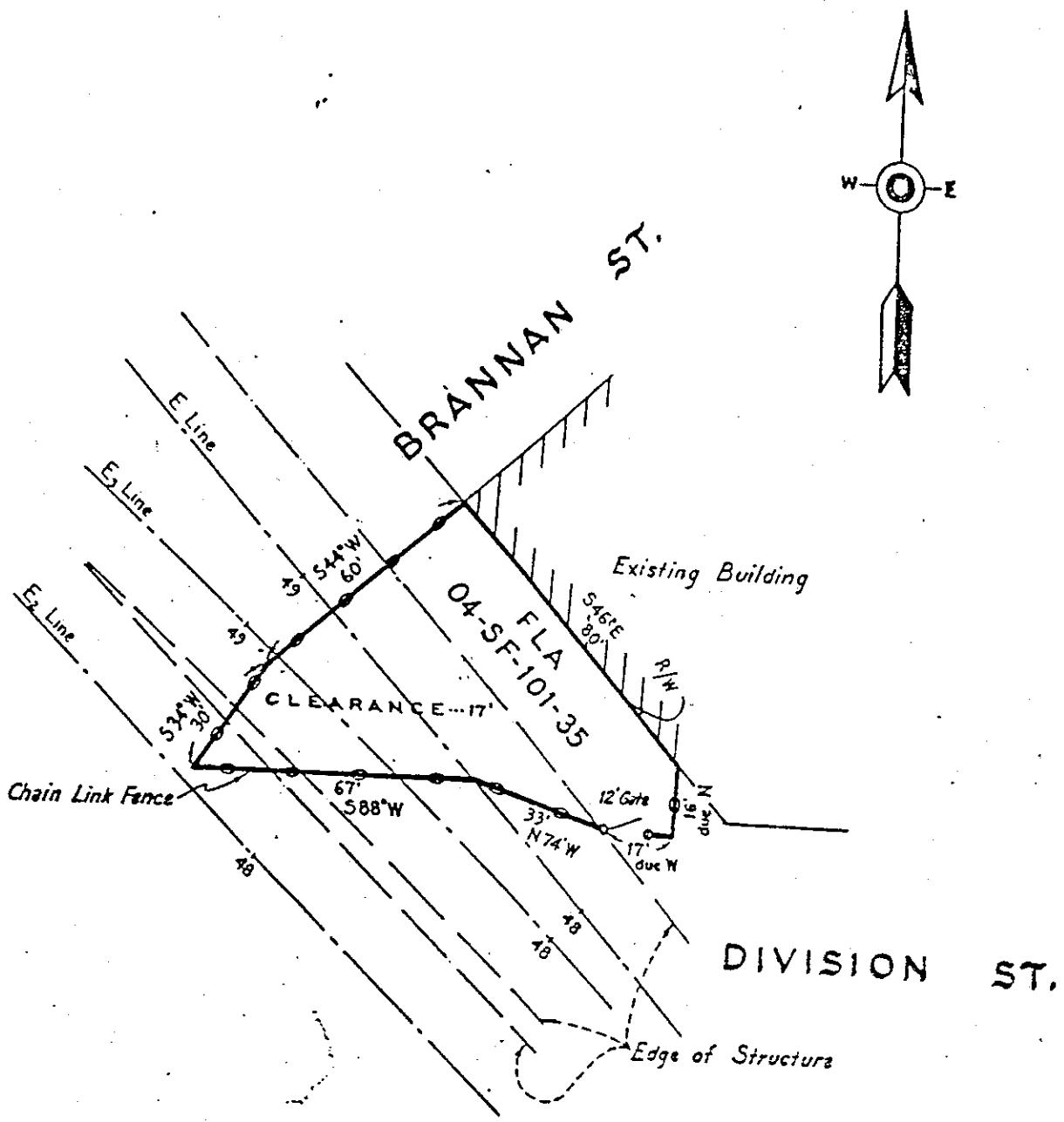
CITY OF SAN FRANCISCO



R-30.9



Dimensions and clearances shown are approximate. Where greater accuracy is required an engineering field survey is suggested.



SCALE

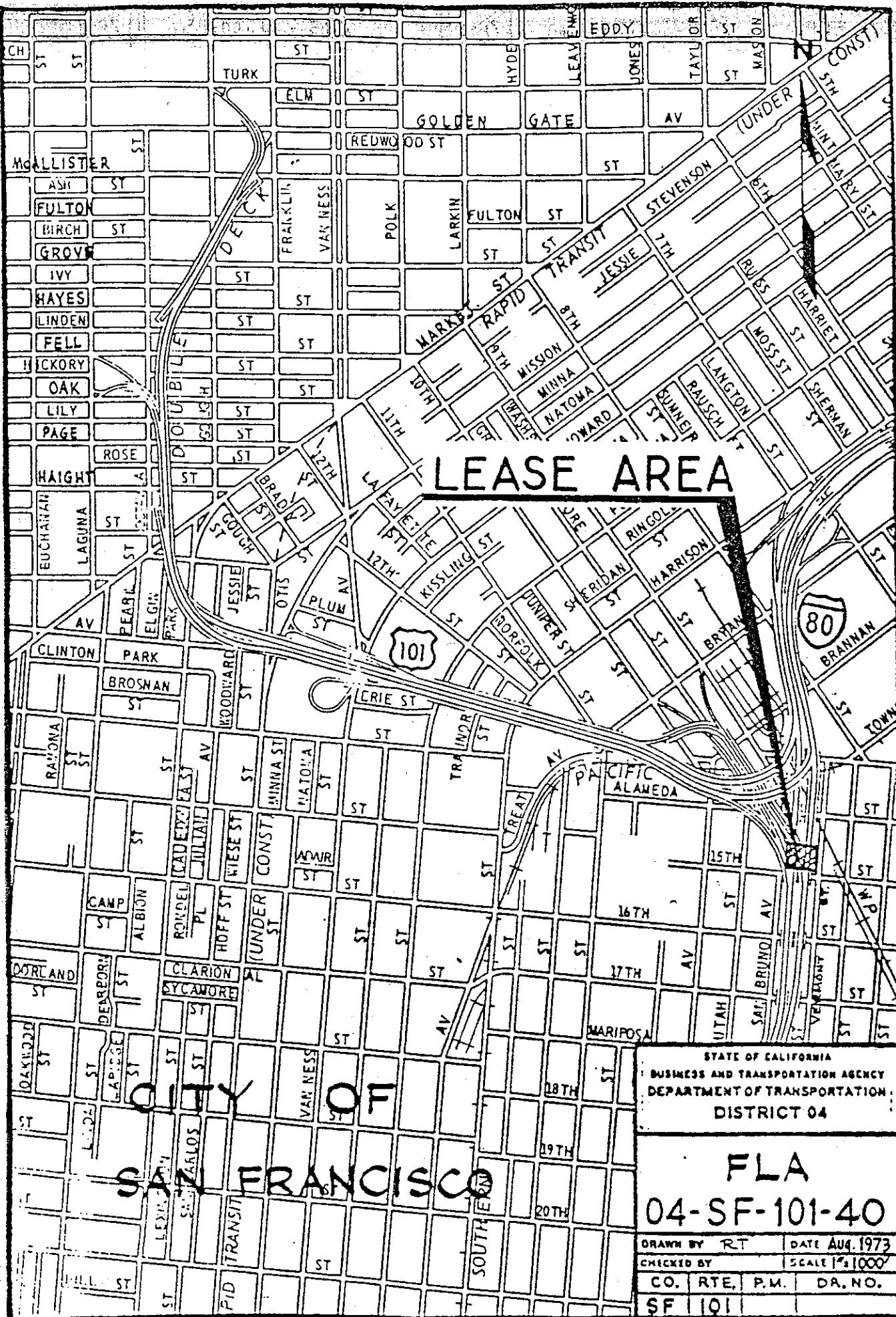
0' 40' 80' 120'

Gross Area -	4,400 Sq.Ft.±
Area of Columns -	0
Net Area -	4,400 Sq.Ft.±
Area Under Structure -	2,320 Sq.Ft.±

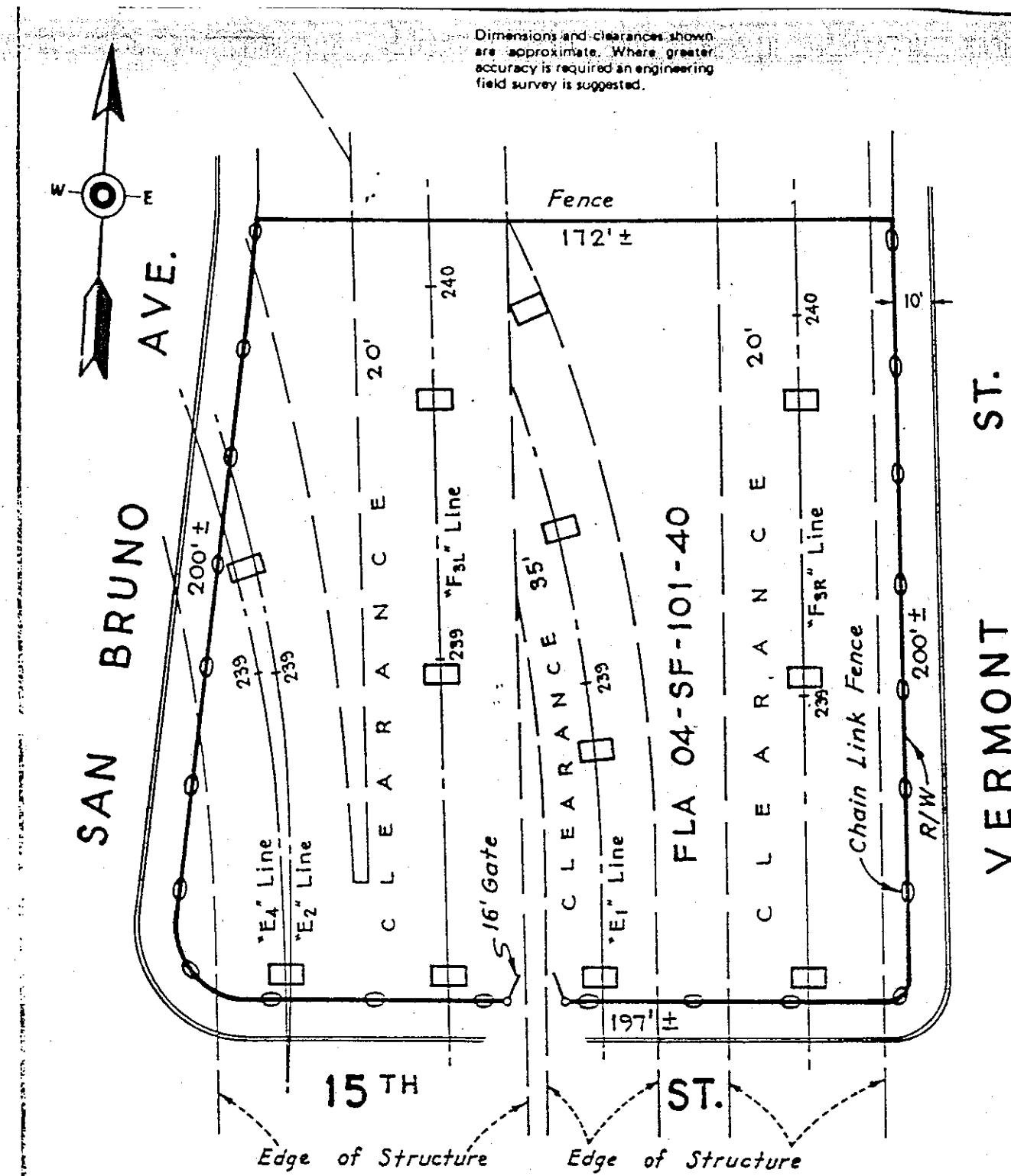
R-30.24

Rev. 8-16-73

STATE OF CALIFORNIA BUSINESS AND TRANSPORTATION AGENCY DEPARTMENT OF TRANSPORTATION DISTRICT 04			
FLA 04-SF-101-35			
DRAWN BY RO		DATE 10-2-67	
CHECKED BY		SCALE As Shown	
CO.	RTE.	P.M.	DR. NO.
SF	101	4.5	



Dimensions and clearances shown are approximate. Where greater accuracy is required an engineering field survey is suggested.



All Columns $5\frac{1}{2}' \times 9\frac{1}{2}'$

Rev. 8-7

Gross Area
Area of Columns
Net Area
Area Under Structure

39 627 ± Sq. Ft.
 627 ± Sq. Ft.
 39 000 ± Sq. Ft.
 28 000 ± Sq. Ft.

R-30.8

SCALE IN FEET

<p style="text-align: center;">STATE OF CALIFORNIA BUSINESS AND TRANSPORTATION AGENCY DEPARTMENT OF TRANSPORTATION DISTRICT 04</p>			
<p style="text-align: center;">FLA</p>			
<p style="text-align: center;">04-SF-101-40</p>			
<p>DRAWN BY RT</p>		<p>DATE See Abo</p>	
<p>CHECKED BY</p>		<p>SCALE As Shown</p>	
CO.	RTE.	P.M.	DR. NO.
SF	101		

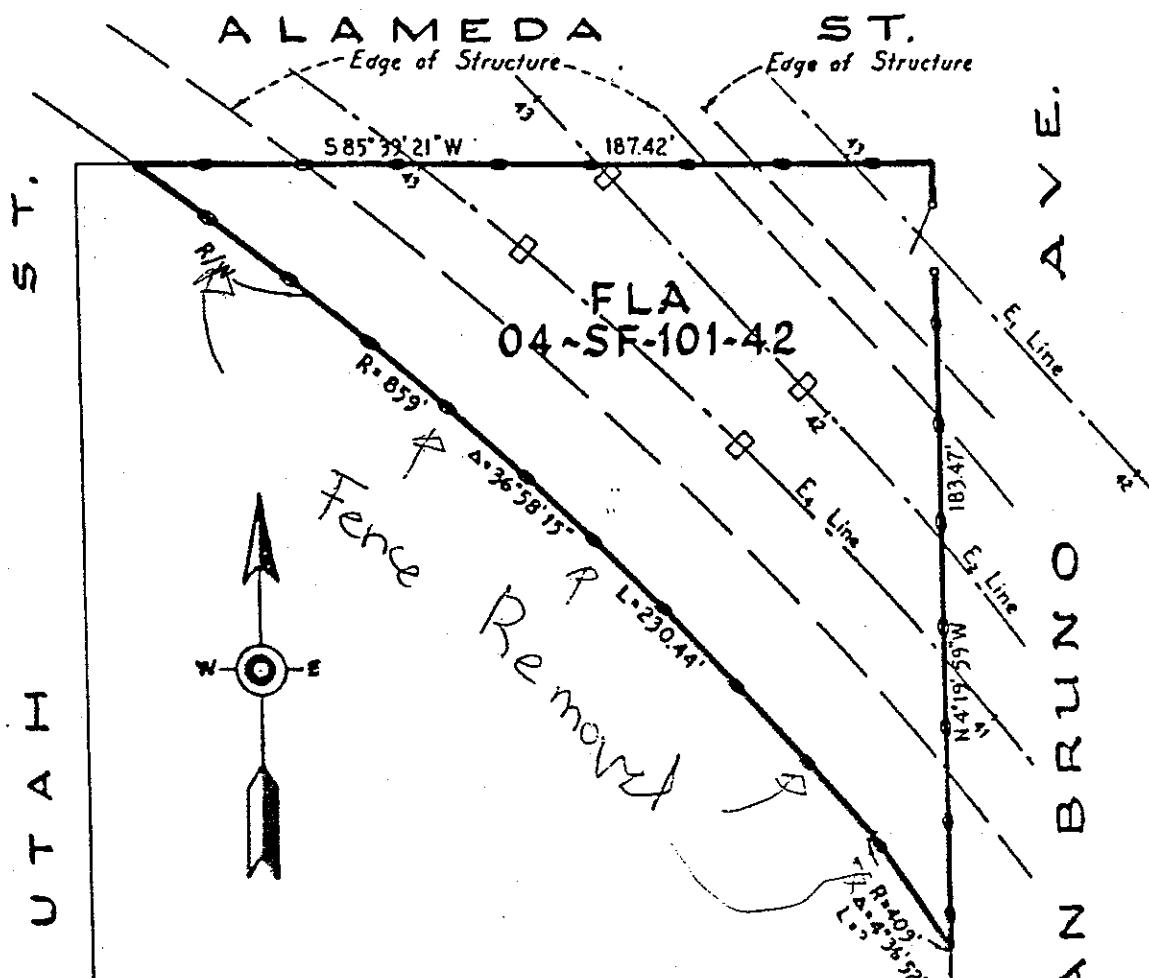
LEASE AREA

STATE OF CALIFORNIA

BUSINESS AND TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION
DISTRICT 04

04-SF-101-42

Dimensions and clearances shown
are approximate. Where greater
accuracy is required an engineering
field survey is suggested.



SCALE

0' 40' 80' 120'

Rev 8-16-73

Gross Area - 15,360 Sq.Ft.
Area of Columns - 108 Sq.Ft.
Net Area - 15,252 Sq.Ft.
Area Under Structure - 8,960 Sq.Ft.

STATE OF CALIFORNIA
BUSINESS AND TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION
DISTRICT 04

FLA
04-SF-101-42

DRAWN BY J.K.W.	DATE Nov. 1955
CHECKED BY	SCALE 1:40'
CO. RTE. P.M.	DR. NO.
SF 101	4.4

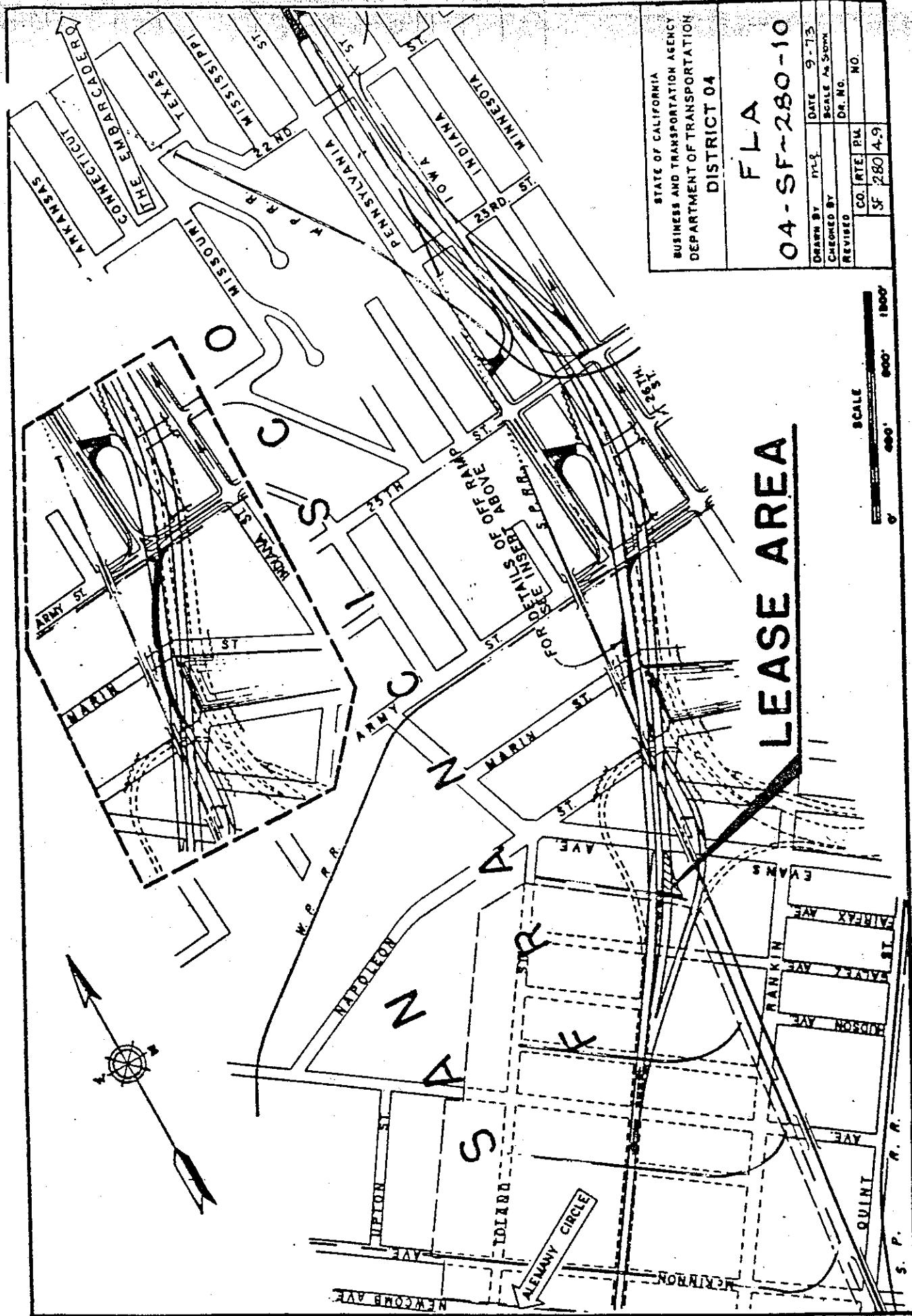
STATE OF CALIFORNIA
BUSINESS AND TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION
DISTRICT 04

F LA
04-SF-280-10

DRAWN BY	IN-8	DATE	9-73
CHECKED BY		SCALE AS SHOWN	
REVISED		DR. NO.	
CO.	RATE	PUL	NO.
SF	280	4.9	

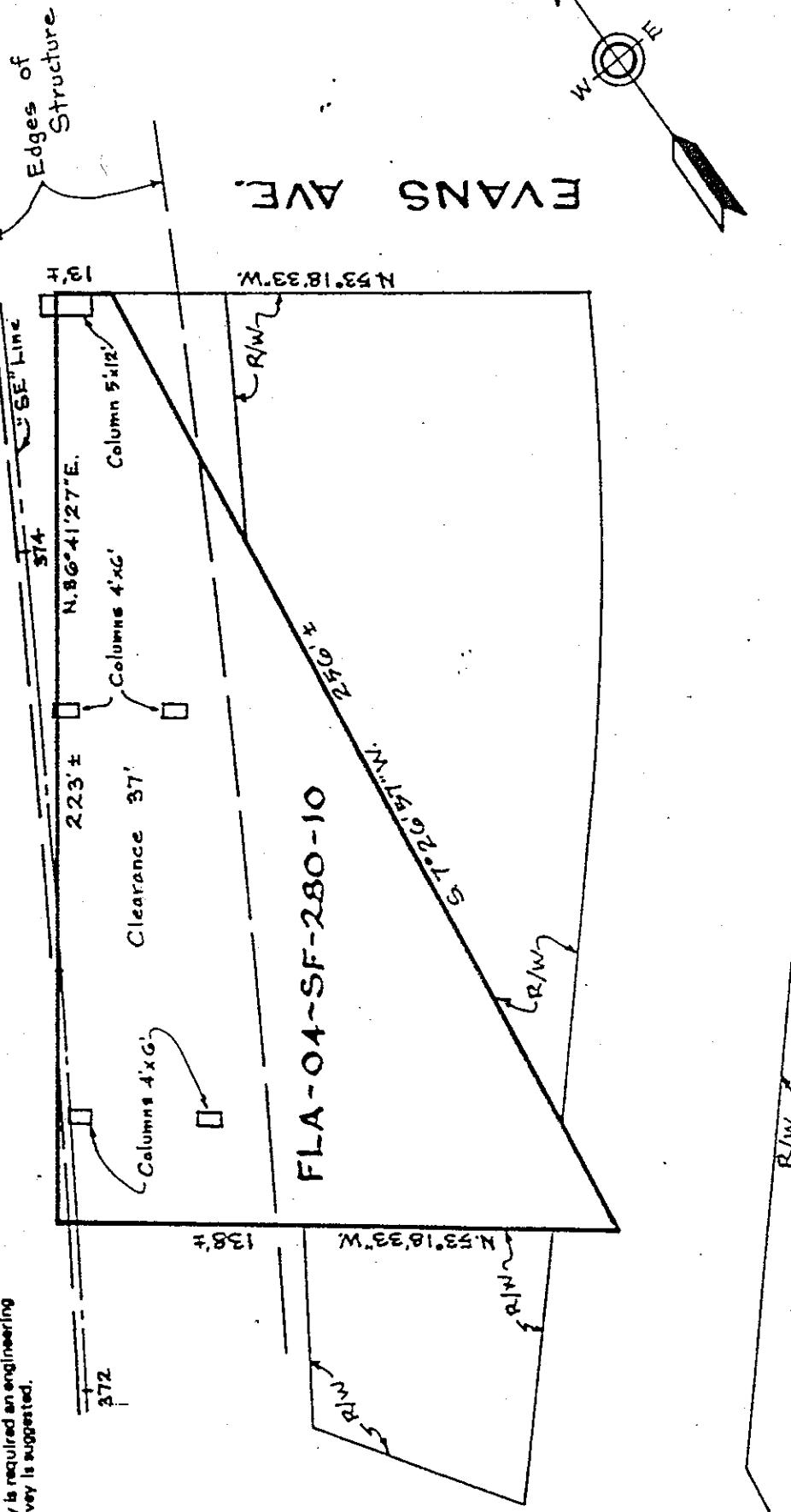
SCALE
1:8000

LEASE AREA



Dimensions and clearances shown are approximate. Where greater accuracy is required an engineering field survey is suggested.

SELBY ST.

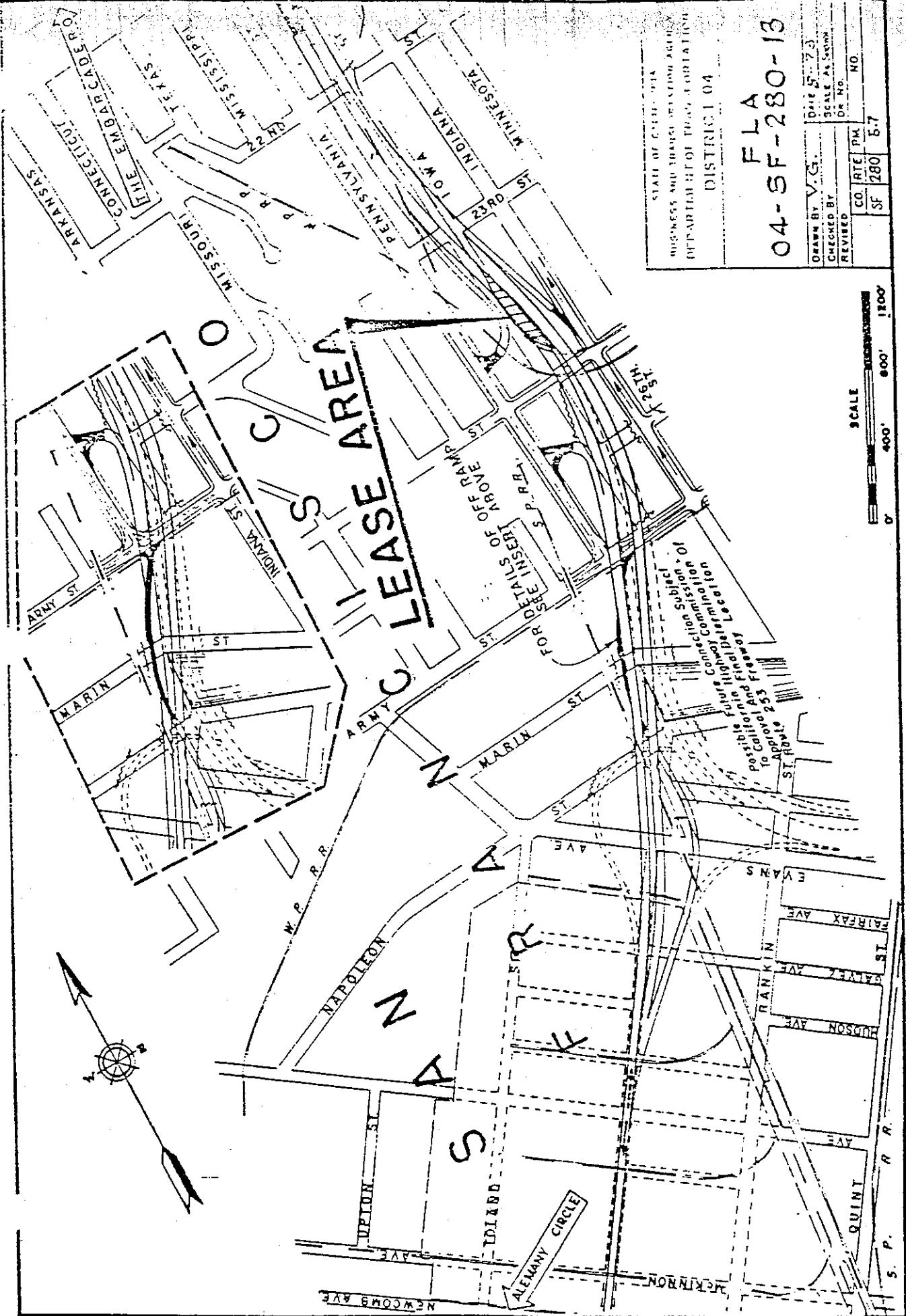


<i>Gross Area</i>	16750 ft ²
<i>Area of Columns</i>	150 ft ²
<i>Net Area</i>	16600 ft ²
<i>Area Under Structure</i>	9300 ft ²

**BUSINESS AND TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION
DISTRICT 04**

FLA
55-280-10

DAWNED BY	TIME	DATE	9-75
CHECKED BY		SCALE	1" = 46
CO.	ATE	P.M.	DR. NO.
CC	280	10	

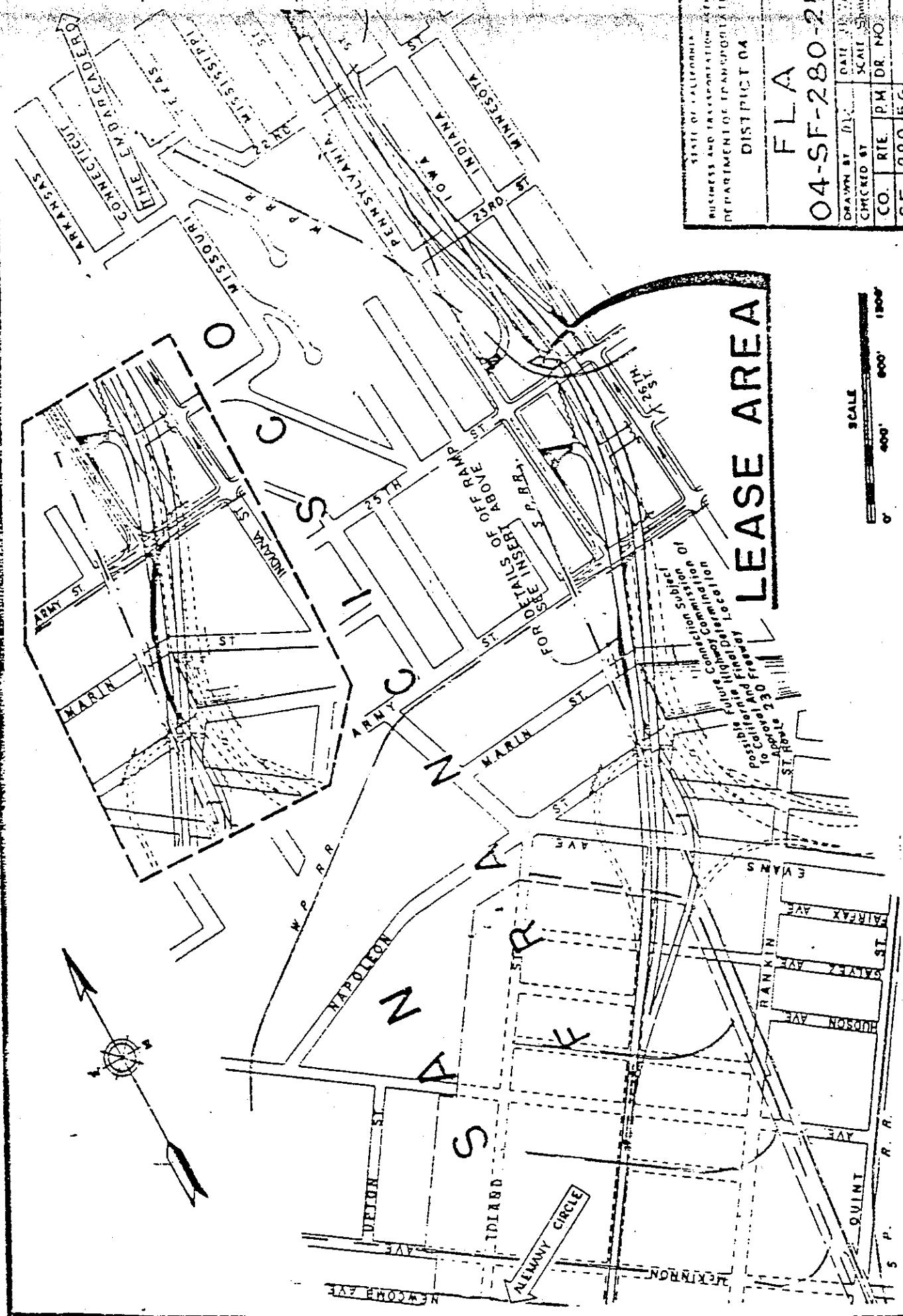


STATE OF CALIFORNIA
BUSINESS AND INDUSTRY DEPARTMENT
DEPARTMENT OF TRANSPORTATION
DISTRICT OA

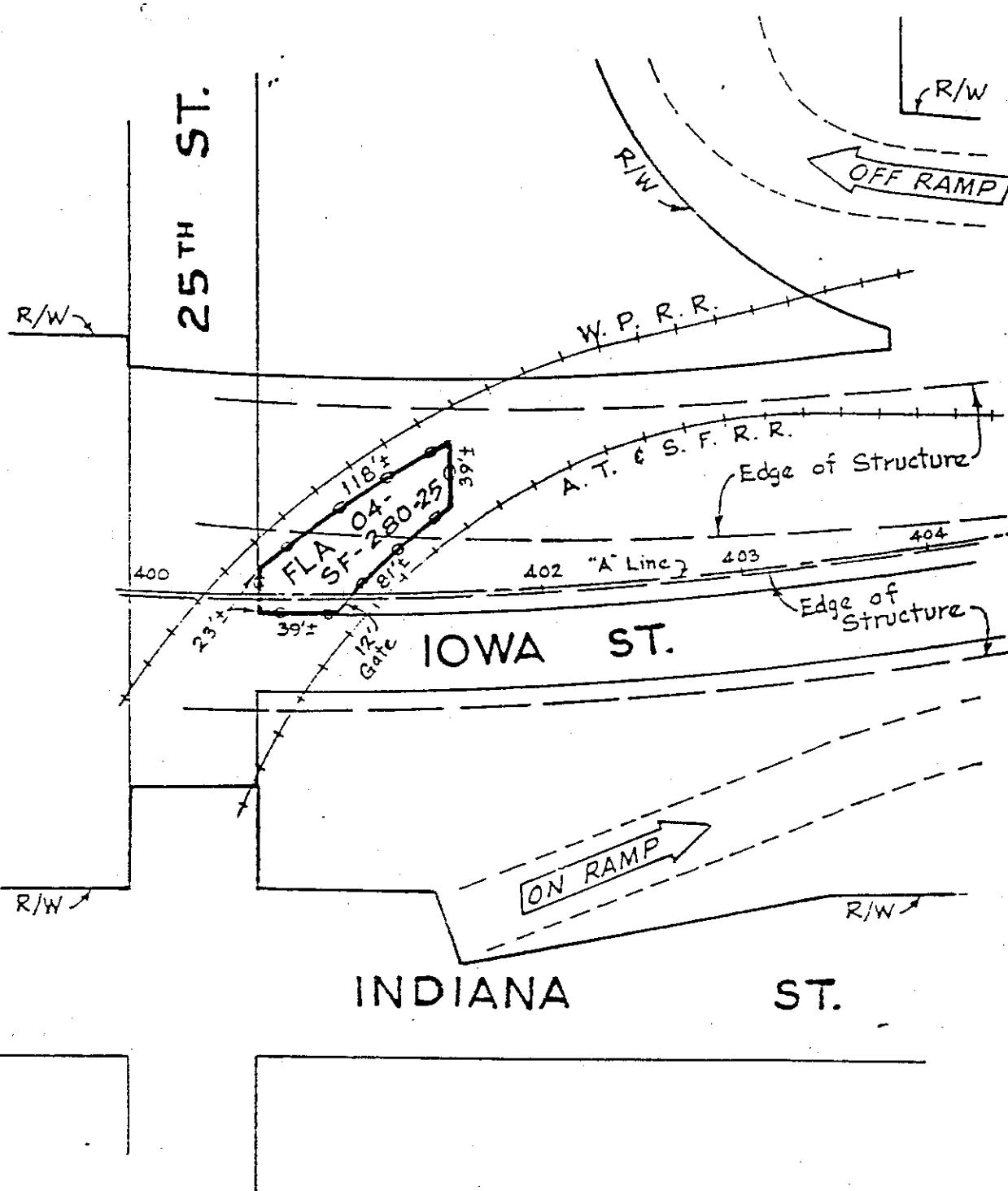
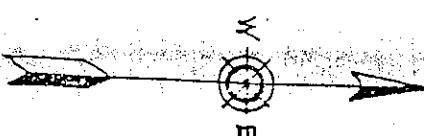
FLA
04-SF-280-25
 DRAWN BY DR. DATE 1974
 CHICKEN ST. SCAT. SHOT.
 CO. RTE. PM DR. NO.
 SF 280 5.G

SCALE

LEASE AREA



Dimensions and clearances shown
are approximate. Where greater
accuracy is required an engineering
field survey is suggested.



AREA 3800± Sq.Ft.

AREA Under Structure.. 2000± Sq.Ft.

Clearance.... 26'±

R-174.9

STATE OF CALIFORNIA
BUSINESS AND TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION
DISTRICT 04

FLA
04-SF-280-25

DRAWN BY	MLA	DATE	8-78
CHECKED BY		SCALE	1" = 80'
CO.	RTE.	P.M.	DR. NO.
SF	280	5.6	

三

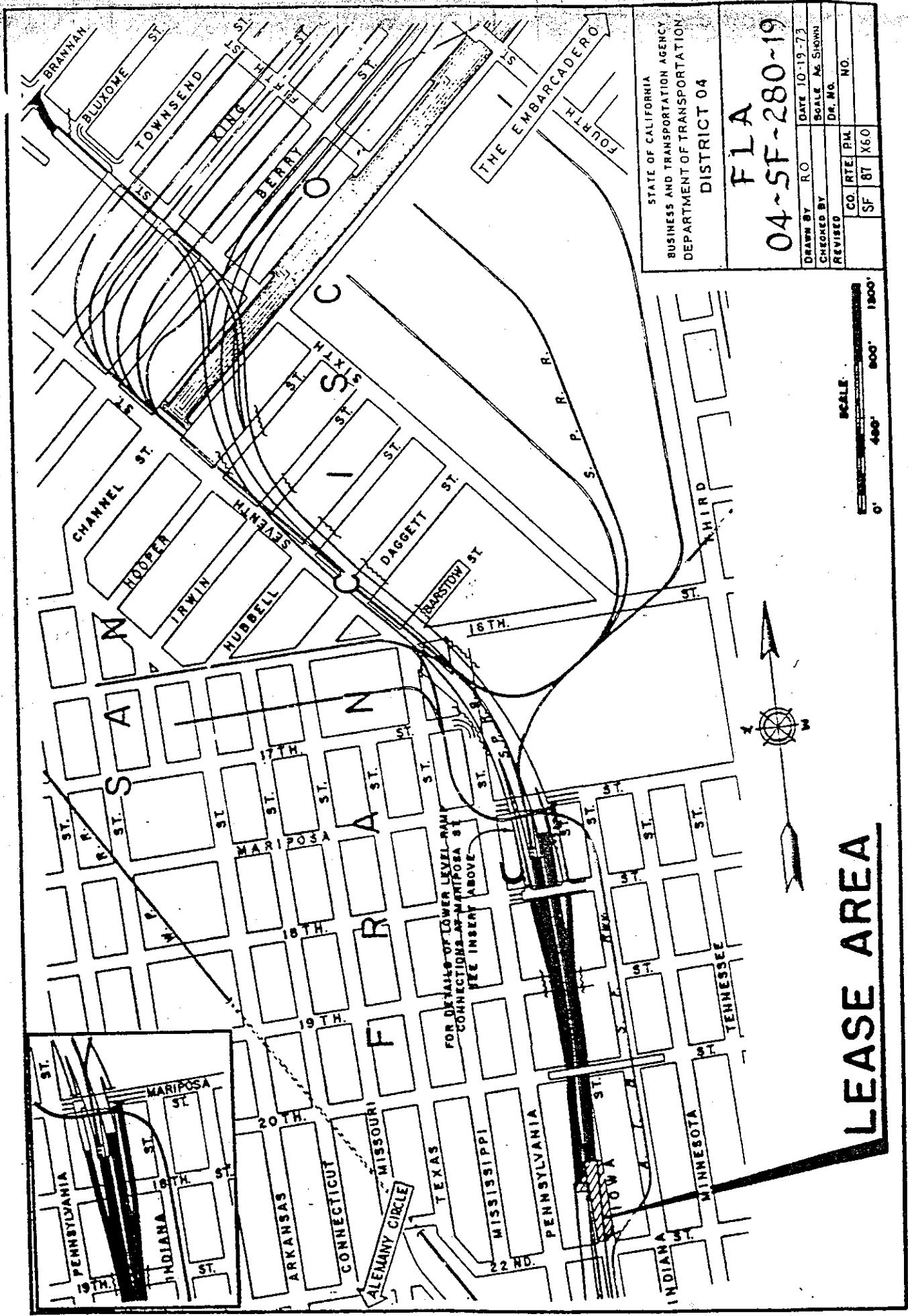
Checked By	Dr. No.			
Revisor	CO.	RTE.	PA.	NO.
	SF	87	X60	

STATE OF CALIFORNIA
BUSINESS AND TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION
DISTRICT 04

F1A
04-5F-280-19

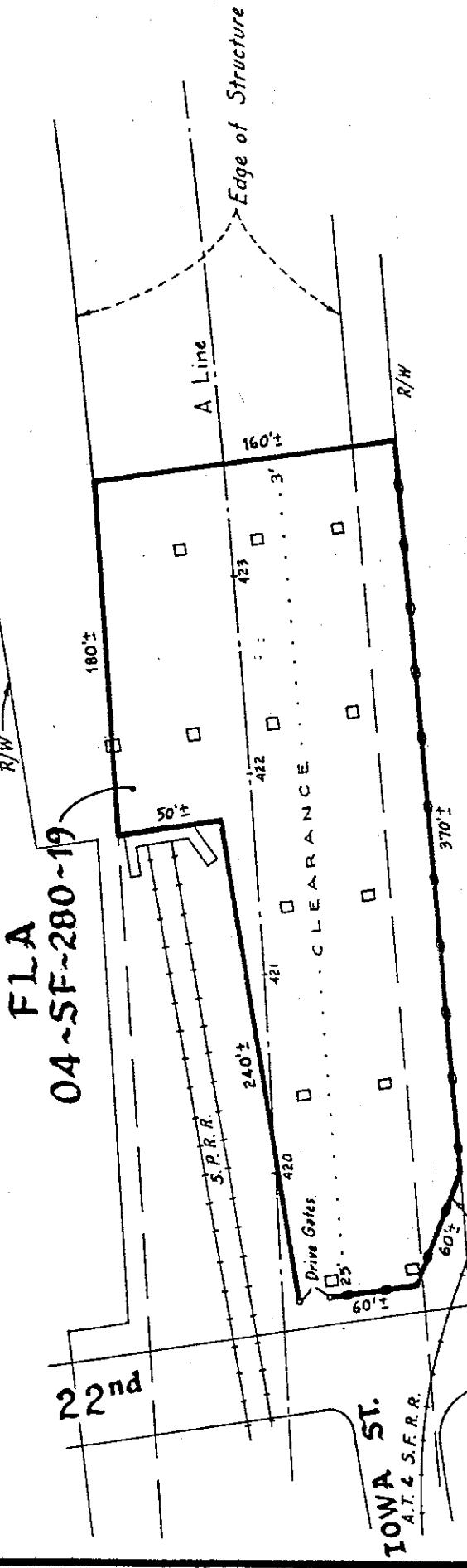
SCALE.
1000
800
600
400
200

LEASE AREA



Dimensions and clearances shown
are approximate. Where greater
accuracy is required an engineering
field survey is suggested.

All Columns 5'x6'



STATE OF CALIFORNIA
BUSINESS AND TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION
DISTRICT 04

F1A
04-SF-280-19

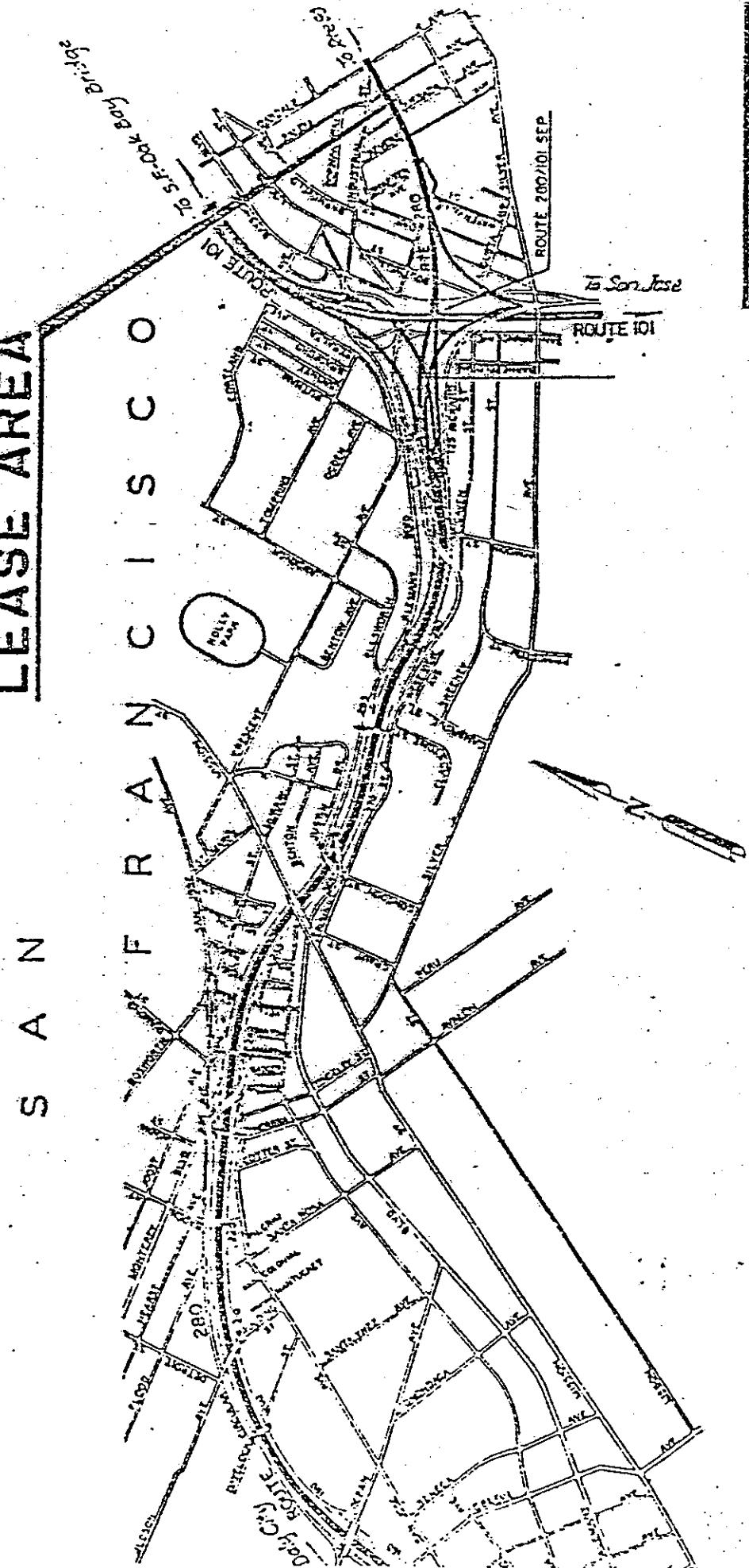
DRAWN BY RO DATE 10-19-73
CHECKED BY SCALE AS SHOWN
CO. RTE. P.M. DR. NO.
SF 280 X60

SCALE IN FEET

Gross Area ~
Area of Columns ~
Net Area ~
Area Under Structure ~

49,375 Sq.Ft.
375 Sq.Ft.
49,000 Sq.Ft.
49,000 Sq.Ft.

LEASE AREA



STATE OF CALIFORNIA
BUSINESS AND TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION
DISTRICT 04

FLA
04-SF-280-24

DRAWN BY	HC	DATE	4-17
CHECKED BY		SCALE & SIGN.	
CO.	ATE	PM.	DR. NO.
SF	280	4.2	

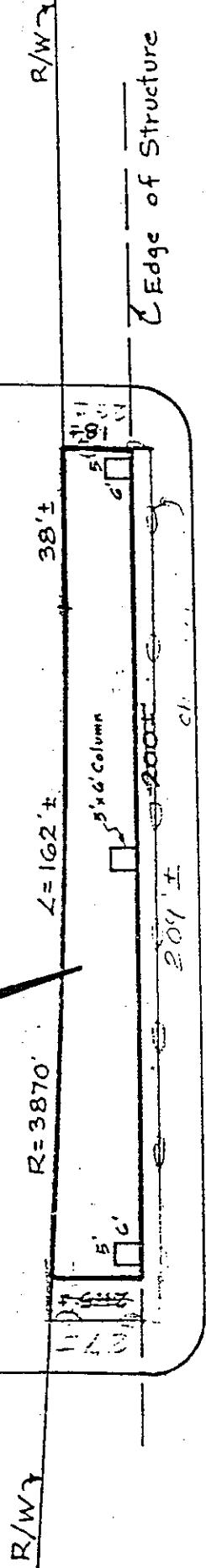
SCALE IN FEET
1000
1000

Dimensions and clearances shown
are approximate. Where greater
accuracy is required an engineering
field survey is suggested.

QUE SADA AVE.

FLA
04-SF-280-24

NOT ENCUMBERED



19' C L E A R A N C E 24'

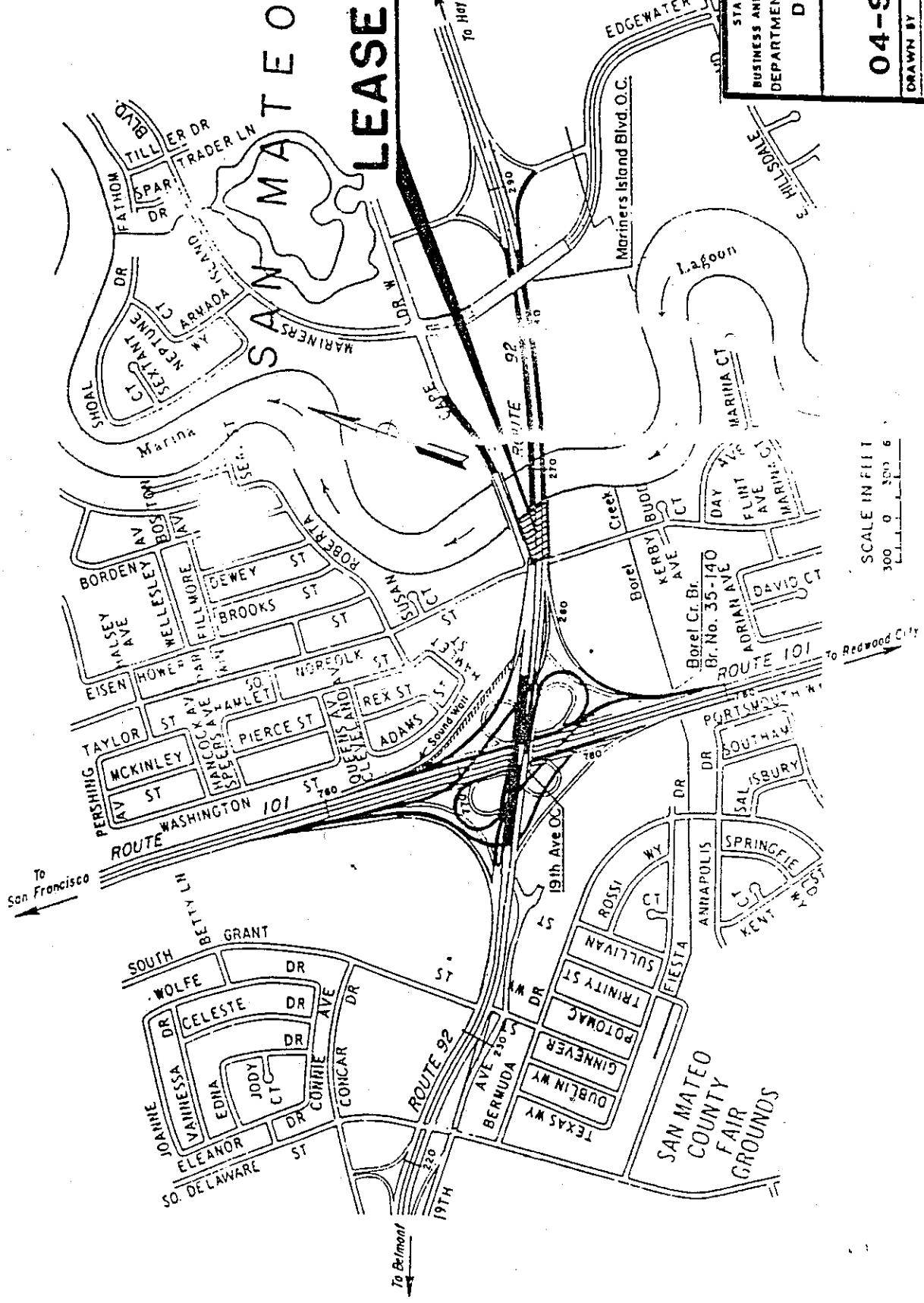
SELBY ST.

(1)

5210
Gross Area 3880 ± Sq. Ft.
Area of Columns 90 Sq. Ft.
Net Area 3790 ± Sq. Ft.
5120

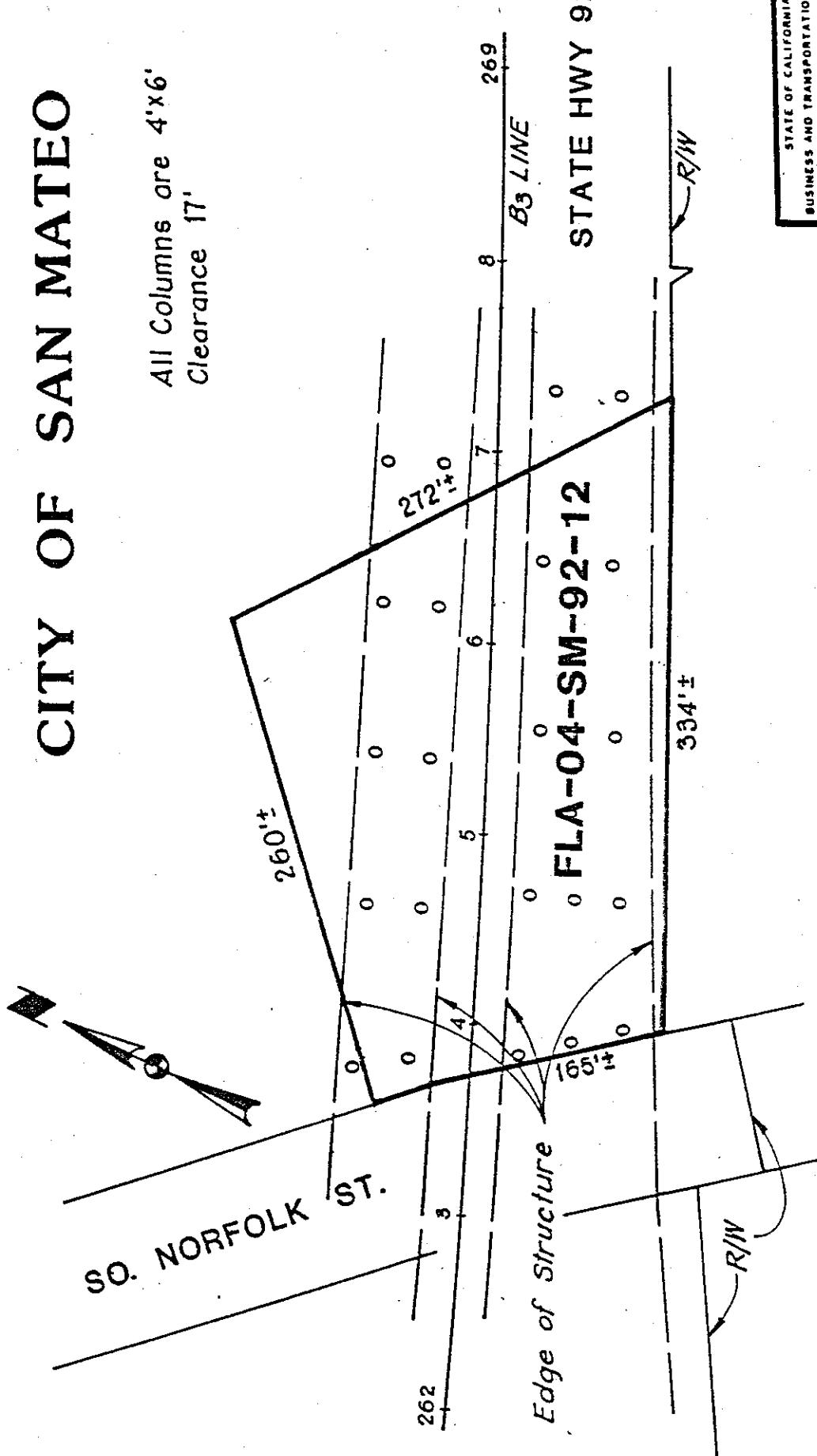
FLA 04-SF-280-24		SCFT	SCFT	SCFT	SCFT	SCFT	SCFT
R/W	280	4.2	4.2	4.2	4.2	4.2	4.2
C.O.	4.77	4.77	4.77	4.77	4.77	4.77	4.77
S.F.	4.0	4.0	4.0	4.0	4.0	4.0	4.0

LEASE AREA



CITY OF SAN MATEO

All Columns are 4'x6'
Clearance 17'

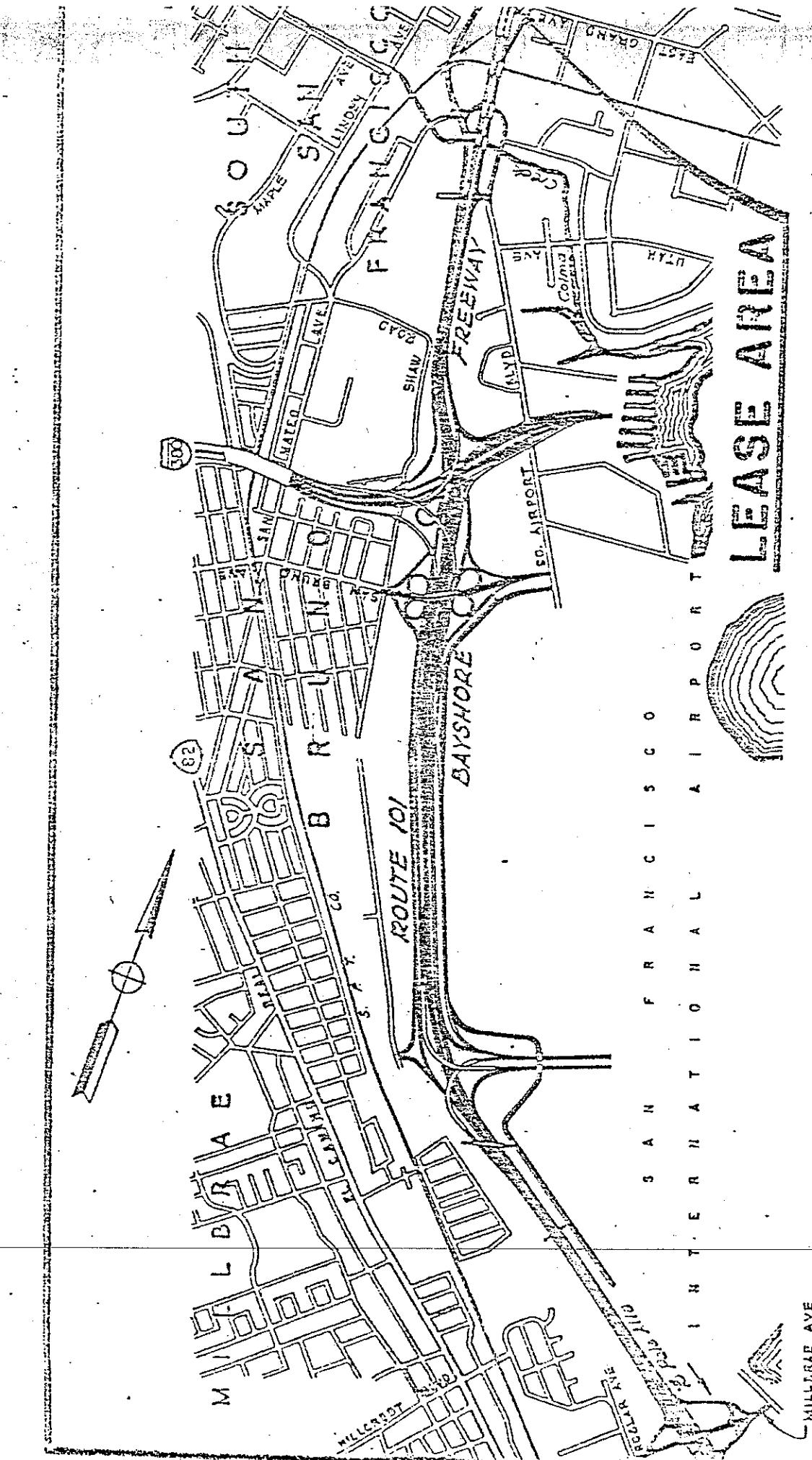


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BUSINESS AND TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION
DISTRICT 04

FLA
04-SM-92-12

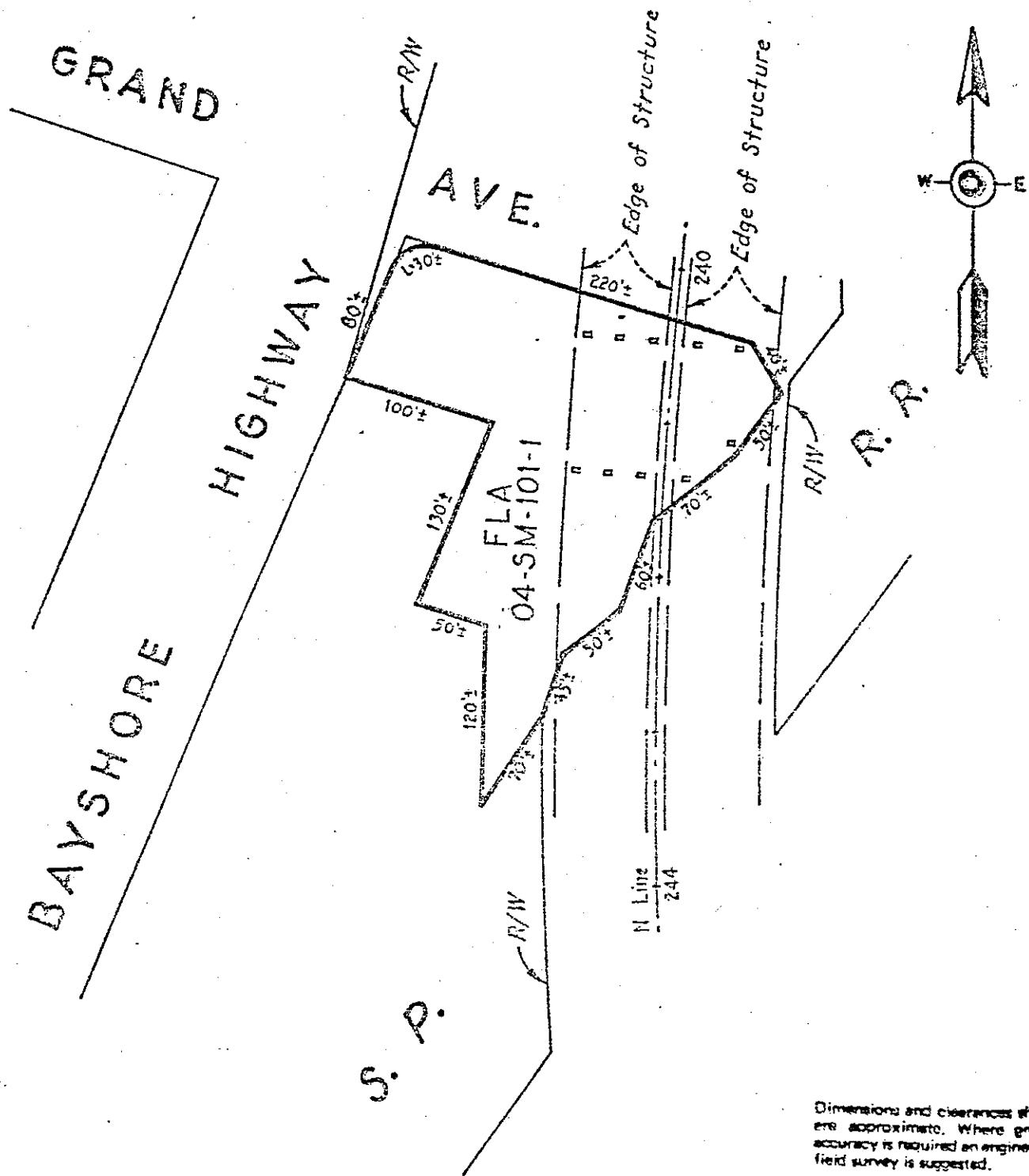
DRAWN BY	DATE
CHECKED BY	SCALE
CO.	RTE. P.M. DR. NO.
SM	92 12 3

GROSS AREA..... 60,702 \pm Sq.Ft.
AREA OF COLUMNS..... 408 \pm Sq.Ft.
NET AREA..... 60,294 \pm Sq.Ft.
AREA UNDER STRUCTURE..... 38,470 \pm Sq.Ft.



STATE OF CALIFORNIA
BUSINESS AND TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION
DISTRICT 04

F-L-A
04-SM-101-1
DRAWN BY R.T. DATE OCT 1973
CHECKED BY SCALAS 30 NOV 1973
CO. RE. P.M. DR. NO.
S.F. 100 1000 2000
100 200 300
Scale 1:25000



All Columns 3'x 4'
Clearance 22'

Gross Area.....	45,120 Sq.Ft.
Area of Columns...	120 " "
Net Area.....	45,000,, "
Area Under Structure....	16,500,, "

Dimensions and clearances shown are approximate. Where greater accuracy is required an engineering field survey is suggested.

STATE OF CALIFORNIA
BUSINESS AND TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION
DISTRICT 04

FLA
04-SM-101-1
SEARCHED BY RT DATE OCT. 15
SERIALIZED BY RECALL NO. 10
CC. / FILED R.M. / RR. NO.
SM 101 22.0

SOUTH

A map of San Francisco, California, showing the North Access Road running along the northern edge of the city. The map also includes the U.S. Grant Airport, which is located in the northern part of the city. The city's coastline and various neighborhoods are depicted.

FLA-04-SM-380-5

FRANCISCO

To O.S. Cost Guard
Air Station

NORTH ACCESS RD

FLA-04-SM-380-5

SOUTH AIRPORT BLVD

S H A W

P.M. 6.0

City Limits

A street map showing a grid of streets. Key streets labeled include HUNTINGTON AVE, EXTENSION, SUNNYSIDE, HEDMAN, WALLACE, and MONTGOMERY. A large rectangular area is outlined with a thick black border.

ROUTE 380

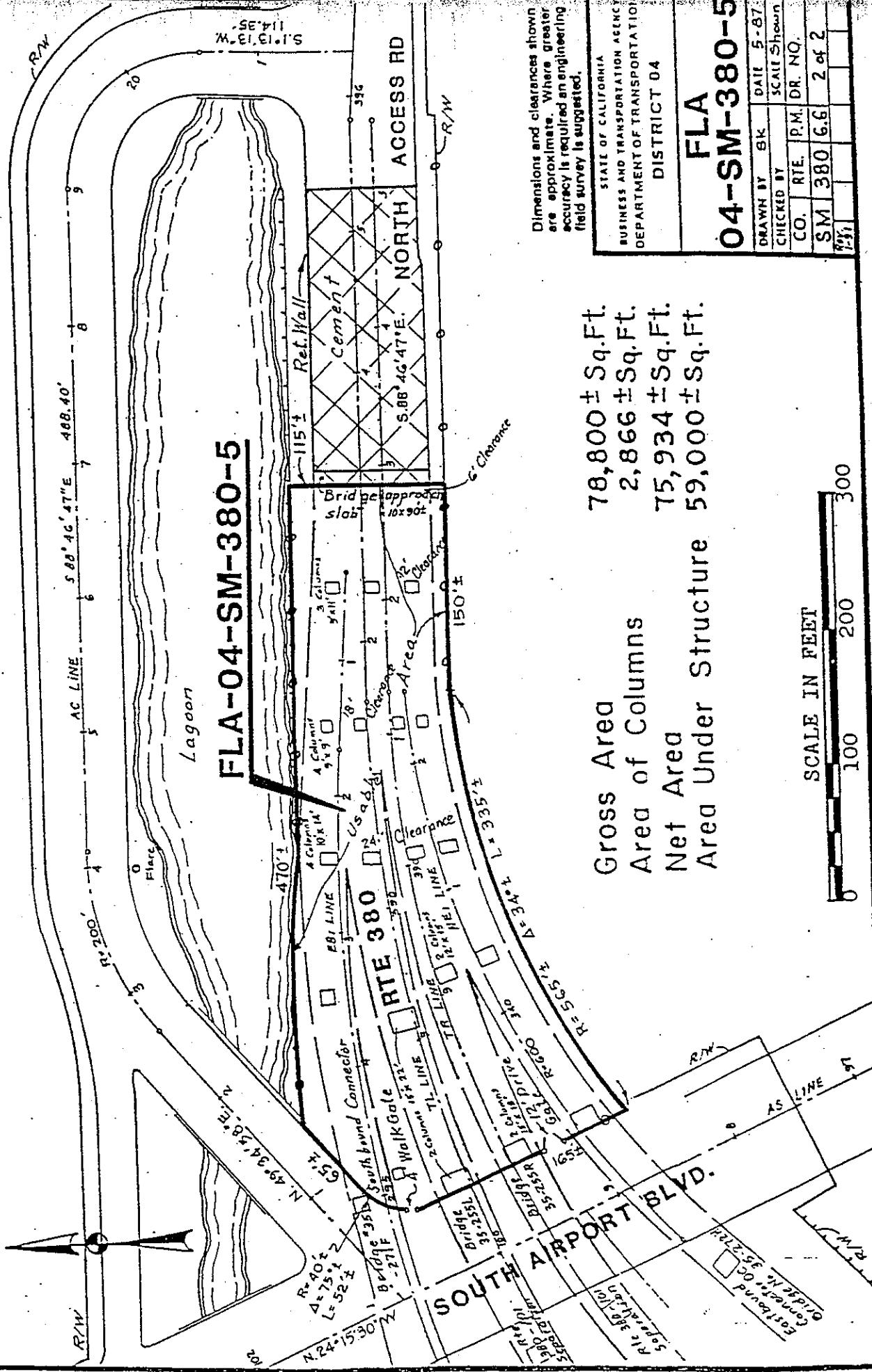
**STATE OF CALIFORNIA
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DEPARTMENT OF TRANSPORTATION
DISTRICT 04**

FLA
04-SM-380-5

DRAWN BY	SK	DATE	3-01
CHIECHED BY		SCAII, Shown	
CO.	RTE.	P.M.	DR. NO.
SM	380	6.6	1 of 2

SCAII IN PEST

CITY OF SOUTH SAN FRANCISCO



SCI - 280-3

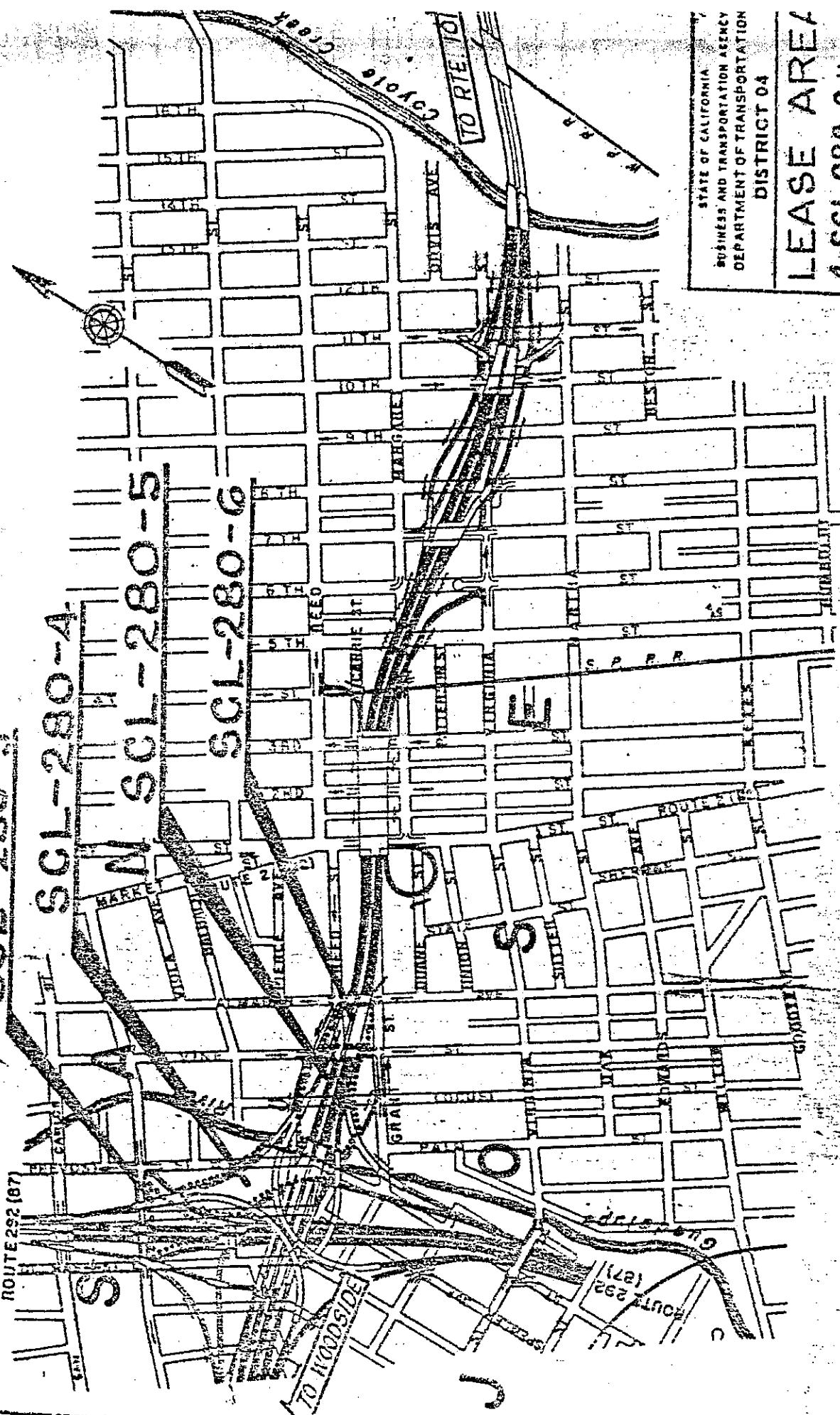
SCI - 280-4

SCI - 280-5

SCI - 280-6

ROUTE 292 (67)

S



STATE OF CALIFORNIA
BUSINESS AND TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION
DISTRICT 04

LEASE AREA

4-SCI-280-3 thru -

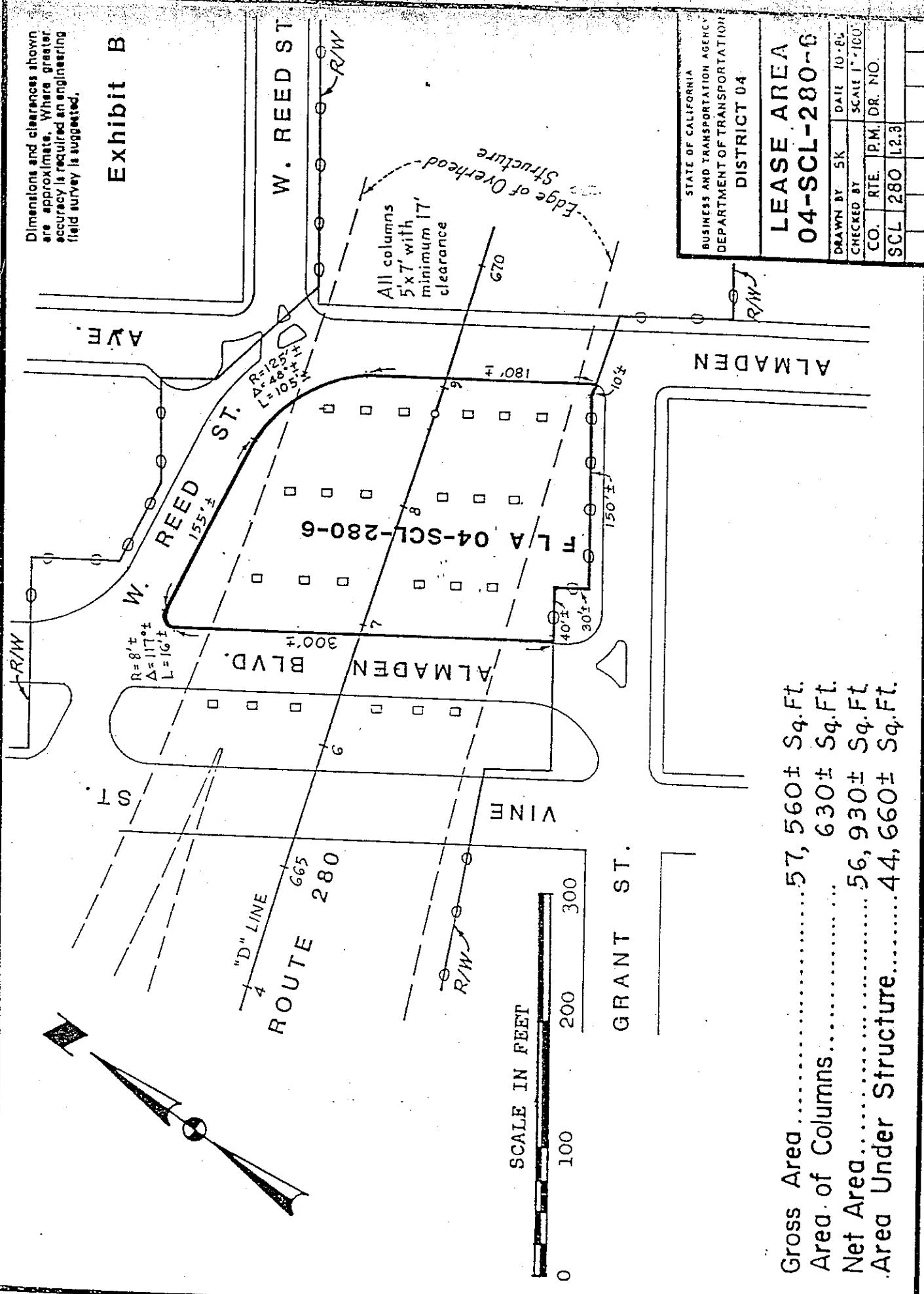
DATE BY	MS.	DATE 3-7-3
CHARGE BY		FOUR AS SHOWN
REFILED		DR. NO.
CO.	ONE PM	KD

SCALE

1:250,000
1969

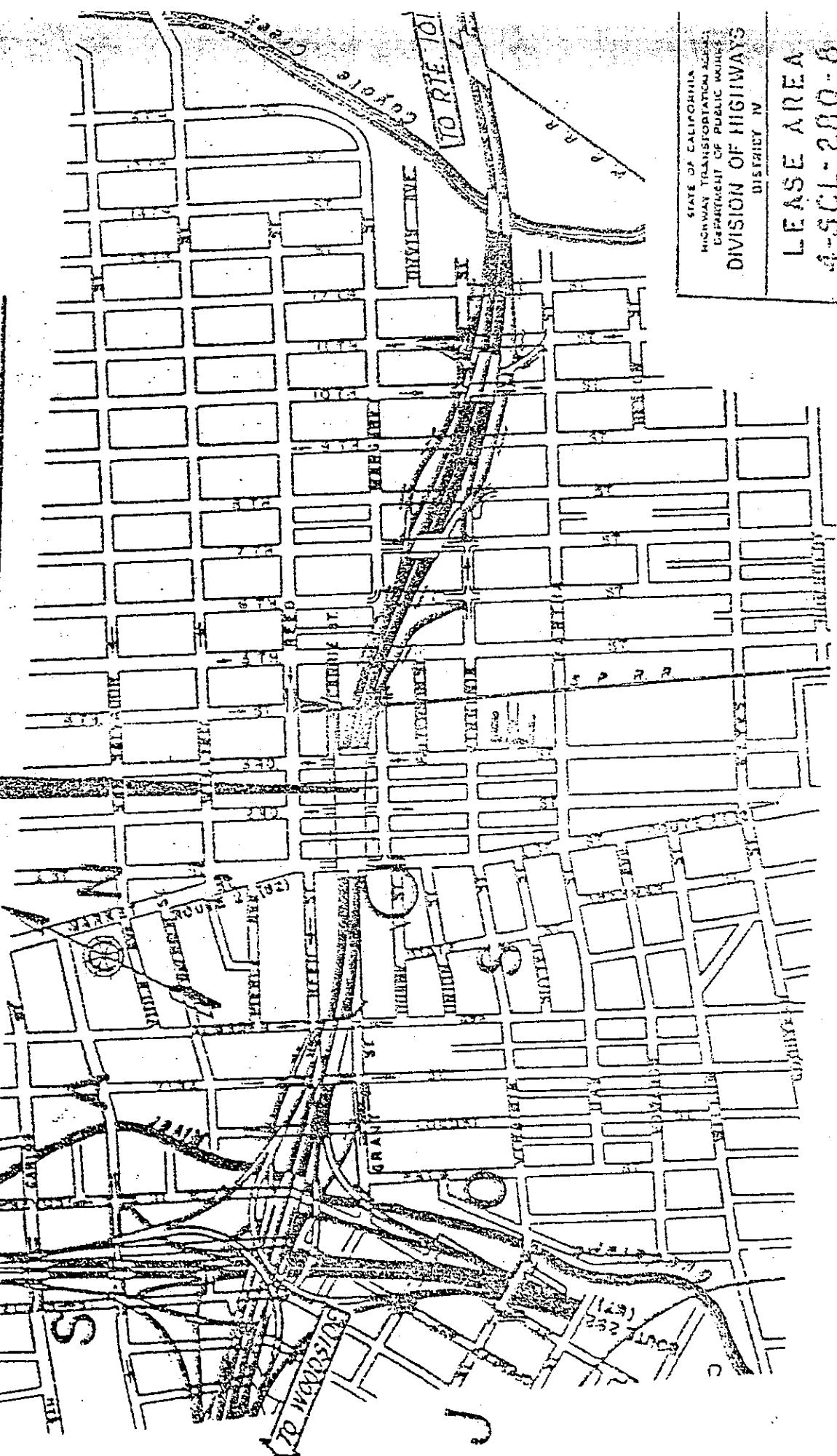
Dimensions and clearances shown are approximate. Where greater accuracy is required an engineering field survey is suggested.

Exhibit B



PLEASE AREA

ROUTE 232 (67)



STATE OF CALIFORNIA
HIGHWAY TRANSPORTATION AGENCEY
DEPARTMENT OF PUBLIC WORKS
DIVISION OF HIGHWAYS
DIVISION N

LEASE AREA

三
卷之三

Barren & R. D.	Coniferous	On hill S. E.
Sugarcane	Grass	Scattered shrubs
Agricultural	Cultivated	On hill

Gross Area - 705000
 Area of Columns - 32000
 Net Area - 701800
 Area Under Structure - 540000

ST.

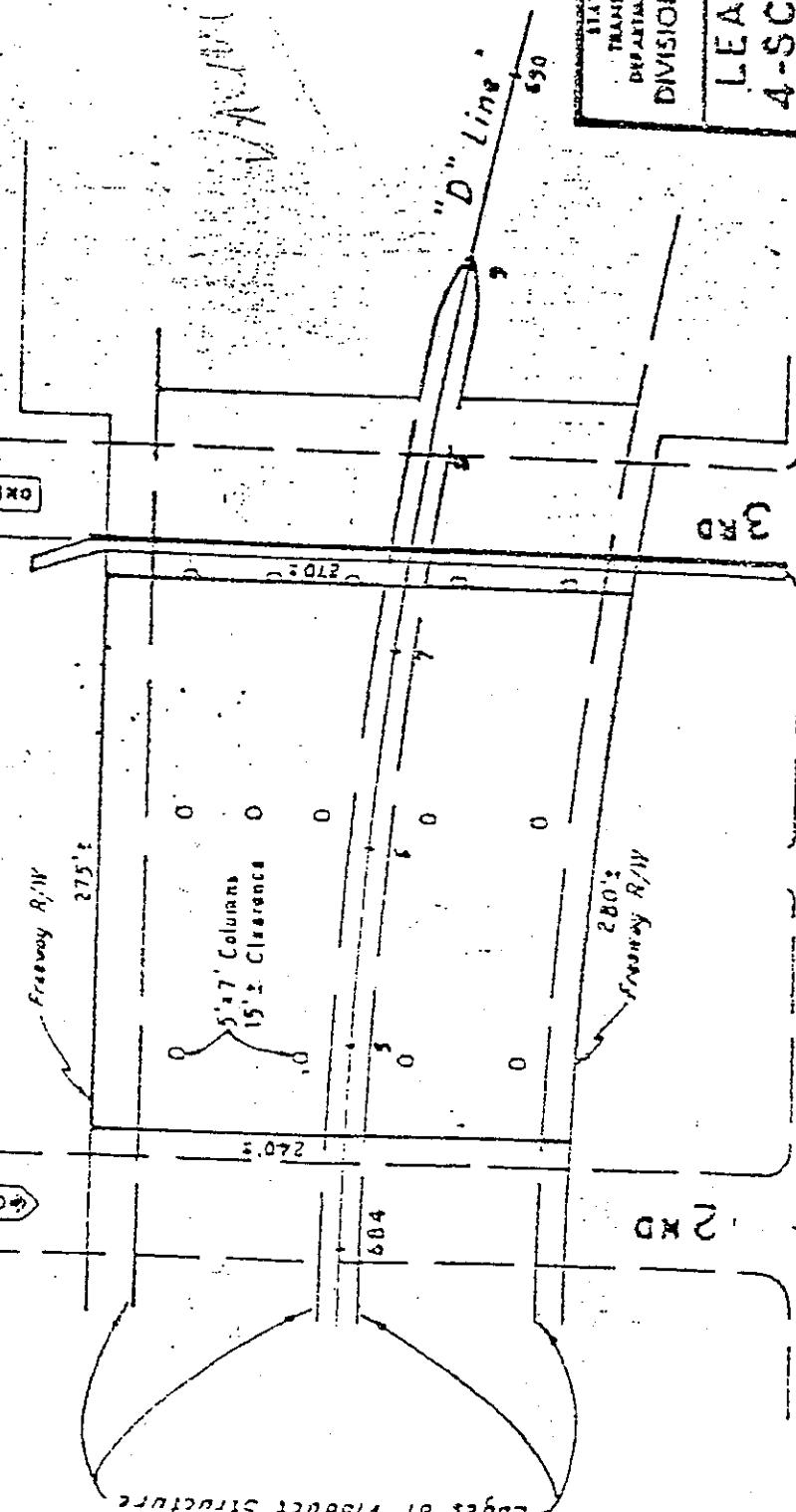
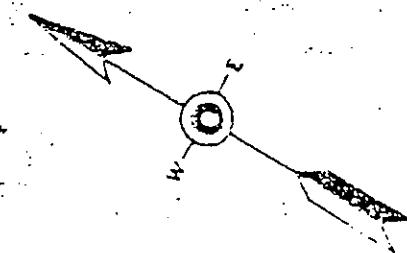
~~ONE WAY~~

REEED

ST.

~~ONE WAY~~

ST.



MARGARET

SCALE IN FEET

DRAWN BY R. L. O. DATE 1-15-71
 CHECKED BY H. C. JONES
 CO. REC. PM. OR NO.
 200

ST.

DRAWN BY R. L. O. DATE 1-15-71
 CHECKED BY H. C. JONES
 CO. REC. PM. OR NO.
 200

DRAWN BY R. L. O. DATE 1-15-71
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 CO. REC. PM. OR NO.
 200

LEASE AREA

4-SCL-280-B

STATE OF CALIFORNIA
 DEPARTMENT OF PARKS AND
 RECREATION
 DIVISION OF HIGHWAYS
 DISTRICT IV



MAPQUEST

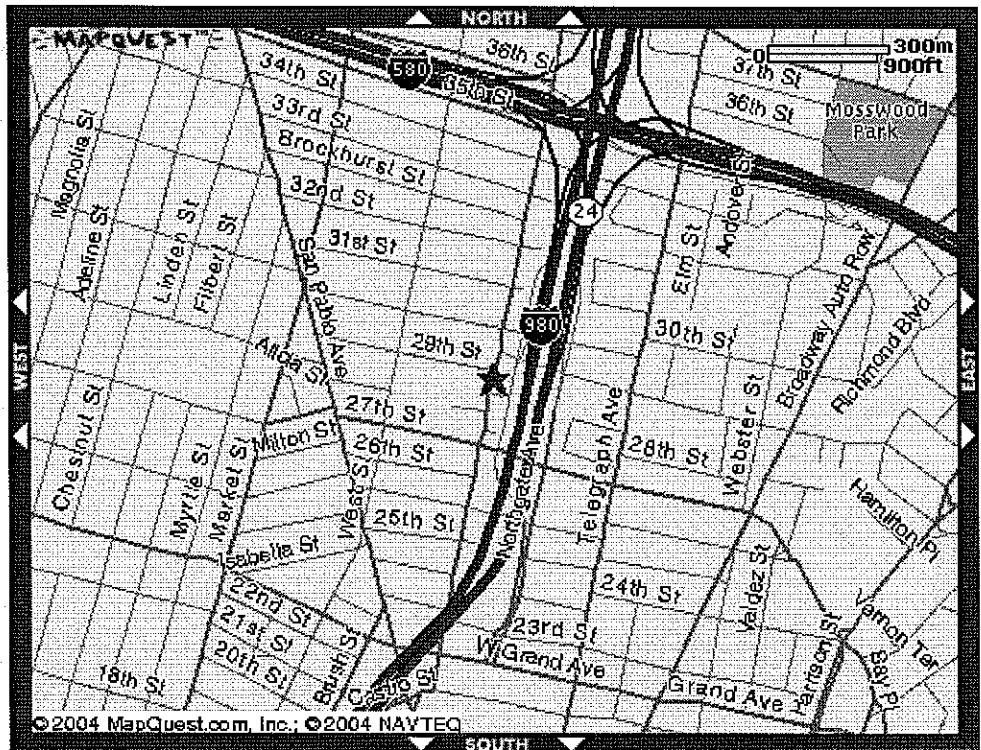
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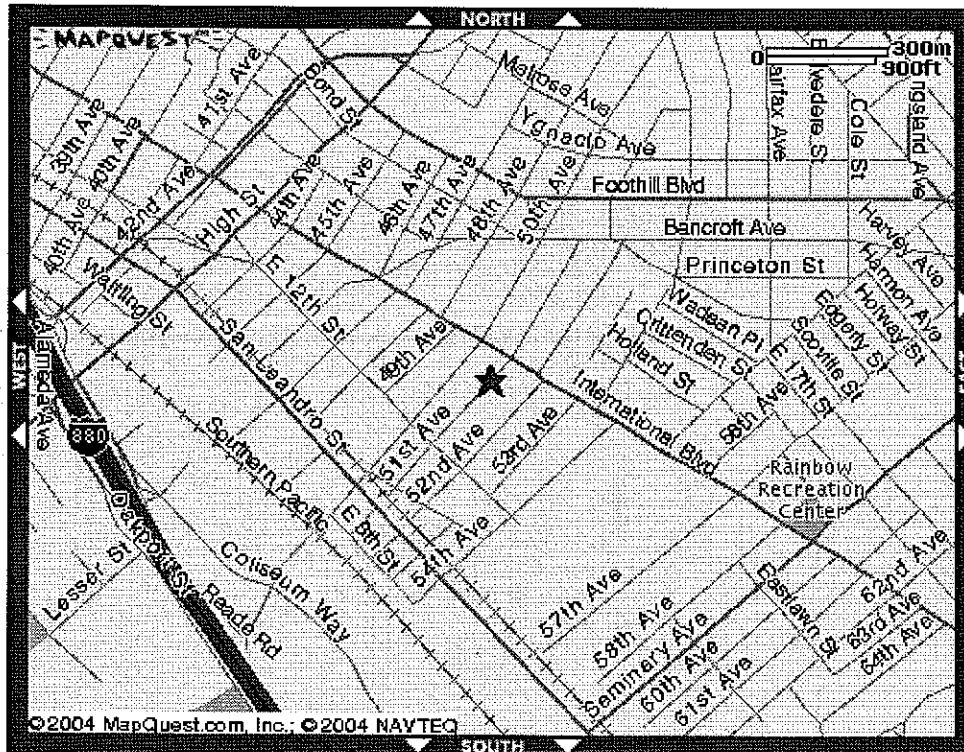
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